

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 St Andrews Drive Heatherton VIC 3202

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,006,500

Property type

House

Suburb

Heatherton

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 Shoreacres Place Heatherton VIC 3202	\$1,200,000	09-Jun-21
47 St Andrews Drive Heatherton VIC 3202	\$1,182,000	09-Feb-21
42 St Andrews Drive Heatherton VIC 3202	\$1,200,000	05-May-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 July 2021



**1 Shoreacres Place Heatherton VIC 3202**

 3  2  2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **09-Jun-21**

Distance **0.11km**



**47 St Andrews Drive Heatherton VIC 3202**

 4  2  2

Sold Price **\$1,182,000** Sold Date **09-Feb-21**

Distance **0.11km**



**42 St Andrews Drive Heatherton VIC 3202**

 4  3  2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **05-May-21**

Distance **0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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