

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

4/348-366 Canterbury Road, Heathmont Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$786,000 Property Type Unit Suburb Heathmont

Period - From 01/10/2021 to 31/12/2021 Source REIV

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 six 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	31/26-32 Elmhurst Rd BAYSWATER NORTH 3153	\$600,000	10/11/2021
2	1a Fremont St HEATHMONT 3135	\$560,000	16/10/2021
3	4/273 Canterbury Rd BAYSWATER NORTH 3153	\$550,000	15/10/2021

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 six months.~~

This Statement of Information was prepared on:

05/04/2022 17:01



Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
December quarter 2021: \$786,000

Comparable Properties



31/26-32 Elmhurst Rd BAYSWATER NORTH
3153 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 10/11/2021
Rooms: 4
Property Type: Unit



1a Fremont St HEATHMONT 3135 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 16/10/2021
Property Type: Unit
Land Size: 254 sqm approx

4/273 Canterbury Rd BAYSWATER NORTH
3153 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 15/10/2021
Property Type: Flat/Unit/Apartment (Res)

Account - Philip Webb