

# 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

18 Kenbry Road, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000

&

\$1,085,000

### Median sale price

Median price \$1,185,000

Property Type House

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	275 Canterbury Rd HEATHMONT 3135	\$1,085,000	27/11/2021
2	195 Wantirna Rd RINGWOOD 3134	\$1,060,000	05/10/2021
3	33 Hardy Cr HEATHMONT 3135	\$1,000,000	01/02/2022

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:

07/03/2022 13:46



3 2 2

**Property Type:** House  
**Land Size:** 816 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$990,000 - \$1,085,000  
**Median House Price**  
December quarter 2021: \$1,185,000

## Comparable Properties

### 275 Canterbury Rd HEATHMONT 3135 (VG)

**Agent Comments**

3 - -

**Price:** \$1,085,000  
**Method:** Sale  
**Date:** 27/11/2021  
**Property Type:** House (Res)  
**Land Size:** 936 sqm approx



### 195 Wantirna Rd RINGWOOD 3134 (REI/VG)

**Agent Comments**

3 2 1

**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 05/10/2021  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



### 33 Hardy Cr HEATHMONT 3135 (REI)

**Agent Comments**

3 2 1

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 01/02/2022  
**Property Type:** House  
**Land Size:** 667 sqm approx