

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

16 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$900,000

&

\$940,000

Median sale price

Median price

\$1,080,000

Property Type

House

Suburb

Heathmont

Period - From

01/04/2024

to

30/06/2024

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	13 Canterbury Rd RINGWOOD EAST 3135	\$985,000	02/09/2024
2	11 Bronaldi St HEATHMONT 3135	\$920,000	01/08/2024
3	4 Heathwood St RINGWOOD EAST 3135	\$950,000	30/07/2024

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:

07/10/2024 09:58

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Indicative Selling Price

\$900,000 - \$940,000

Median House Price

June quarter 2024: \$1,080,000



4 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



13 Canterbury Rd RINGWOOD EAST 3135 (REI)

Agent Comments

4 2 2

Price: \$985,000

Method: Private Sale

Date: 02/09/2024

Property Type: House (Res)

Land Size: 892 sqm approx



11 Bronaldi St HEATHMONT 3135 (REI)

Agent Comments

4 2 2

Price: \$920,000

Method: Private Sale

Date: 01/08/2024

Property Type: House

Land Size: 611 sqm approx



4 Heathwood St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$950,000

Method: Private Sale

Date: 30/07/2024

Property Type: House (Res)

Land Size: 536 sqm approx

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