

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

7 Baltusrol Circuit Heatherton VIC 3202

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Heatherton

Period-from

01 Jun 2019

to

31 May 2020

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

32 St Andrews Drive Heatherton VIC 3202	\$995,000	26-Oct-19
46 San Lorenzo Court Heatherton VIC 3202	\$967,000	26-Nov-19
22 Pebble Beach Place Heatherton VIC 3202	\$815,001	07-Jan-20

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: 02 June 2020

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**32 St Andrews Drive Heatherton
VIC 3202**

 4  3  2

Sold Price

\$995,000

Sold Date

26-Oct-19

Distance

0.24km



**46 San Lorenzo Court Heatherton
VIC 3202**

 4  3  2

Sold Price

\$967,000

Sold Date

26-Nov-19

Distance

0.64km



**22 Pebble Beach Place Heatherton
VIC 3202**

 4  2  3

Sold Price

\$815,001

Sold Date

07-Jan-20

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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