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

2/258 Canterbury Road, Heathmont Vic 3135

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$580,000		&		\$630,000			
Median sale p	rice							
Median price	\$752,000	Pro	operty Type	Unit			Suburb	Heathmont
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/44 Bedford Rd RINGWOOD 3134	\$580,000	21/05/2021
2	1/267 Canterbury Rd HEATHMONT 3135	\$600,000	15/07/2021
3	3/78 Dublin Rd RINGWOOD EAST 3135	\$615,000	29/03/2021

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:

31/08/2021 16:23









Property Type: Flat/Unit/Apartment (Res) Land Size: 206 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$630,000 Median Unit Price June quarter 2021: \$752,000

Comparable Properties



5/44 Bedford Rd RINGWOOD 3134 (REI/VG)



Price: \$580,000 Method: Sold Before Auction Date: 21/05/2021 Property Type: Unit Land Size: 133 sqm approx



1/267 Canterbury Rd HEATHMONT 3135 (REI) Agent Comments

Agent Comments

Agent Comments



Price: \$600,000 Method: Private Sale Date: 15/07/2021 Property Type: Apartment Land Size: 245 sqm approx



3/78 Dublin Rd RINGWOOD EAST 3135 (REI/VG)



Price: \$615,000 Method: Private Sale Date: 29/03/2021 Property Type: Unit

Account - Philip Webb



propertydata

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