

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$752,000 Property Type Unit Suburb Heathmont

Period - From 01/04/2021 to 30/06/2021 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	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



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**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)**

**Agent Comments**

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**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**

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**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)**

**Agent Comments**

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

**Account - Philip Webb**