

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

3 NICHOLAS GROVE 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

\$920,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,134,250

Property type

House

Suburb

Heatherton

Period-from

01 Dec 2022

to

30 Nov 2023

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

53 KARDINIAN AVENUE CHELTENHAM VIC 3192

\$950,000

27-Aug-23

98 SHERBROOKE AVENUE OAKLEIGH SOUTH VIC 3167

\$960,000

15-Jul-23

33 BOURKE ROAD OAKLEIGH SOUTH VIC 3167

\$946,000

16-Dec-23

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: 21 December 2023

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**53 KARDINIAN AVENUE
CHELTENHAM VIC 3192**
 3  1  1

 Sold Price **\$950,000** Sold Date **27-Aug-23**

 Distance **1.28km**

**98 SHERBROOKE AVENUE
OAKLEIGH SOUTH VIC 3167**
 3  1  4

 Sold Price **\$960,000** Sold Date **15-Jul-23**

 Distance **1.62km**

**33 BOURKE ROAD OAKLEIGH
SOUTH VIC 3167**
 3  1  2

 Sold Price ^{RS} **\$946,000** Sold Date **16-Dec-23**

 Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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