

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

376 CANTERBURY ROAD HEATHMONT VIC 3135

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

\$930,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,062,500

Property type

House

Suburb

Heathmont

Period-from

01 Nov 2022

to

31 Oct 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

12 ORCHID STREET HEATHMONT VIC 3135	\$925,000	14-Sep-23
13 STODA STREET HEATHMONT VIC 3135	\$965,000	24-Jun-23
193 CANTERBURY ROAD HEATHMONT VIC 3135	\$1,000,000	08-Jul-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.~~

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12 ORCHID STREET HEATHMONT VIC 3135

3 1 2

Sold Price

\$925,000

Sold Date

14-Sep-23

Distance

1.48km



13 STODA STREET HEATHMONT VIC 3135

3 2 1

Sold Price

\$965,000

Sold Date

24-Jun-23

Distance

1.41km



193 CANTERBURY ROAD HEATHMONT VIC 3135

3 2 2

Sold Price

^{RS} **\$1,000,000**

Sold Date

08-Jul-23

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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