

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

6/296 Canterbury Road, Heathmont Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$700,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Heathmont

Period - From

16/09/2018

to

15/09/2019

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	2/28 Myrtle Av HEATHMONT 3135	\$670,000	12/08/2019
2	1/147 Heatherdale Rd VERMONT 3133	\$647,050	12/04/2019
3	2/13 Hadlow Dr WANTIRNA 3152	\$640,000	23/04/2019

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:

16/09/2019

6/296 Canterbury Road, Heathmont Vic 3135



PhilipWebb

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Indicative Selling Price

\$700,000

Median Unit Price

16/09/2018 - 15/09/2019: \$630,000



3 2 2

Property Type: Townhouse (Res)

Land Size: 236 sqm approx

Agent Comments

Comparable Properties



2/28 Myrtle Av HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$670,000

Method: Private Sale

Date: 12/08/2019

Rooms: 5

Property Type: Townhouse (Single)



1/147 Heatherdale Rd VERMONT 3133 (REI/VG)

Agent Comments

3 2 1

Price: \$647,050

Method: Private Sale

Date: 12/04/2019

Rooms: 4

Property Type: Townhouse (Single)

2/13 Hadlow Dr WANTIRNA 3152 (VG)

Agent Comments

3 - -

Price: \$640,000

Method: Sale

Date: 23/04/2019

Property Type: Flat/Unit/Apartment (Res)

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.