

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

1/267 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Heathmont

Period - From 13/05/2020 to 12/05/2021 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	3/177 Wantirna Rd RINGWOOD 3134	\$601,000	13/04/2021
2	4/58 Wantirna Rd RINGWOOD 3134	\$585,000	21/04/2021
3	4/25 Arlington St RINGWOOD 3134	\$540,000	04/05/2021

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:

13/05/2021 16:02



2 1 1

Property Type: Unit

Land Size: 245 sqm approx

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

13/05/2020 - 12/05/2021: \$710,000

Comparable Properties



3/177 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$601,000

Method: Private Sale

Date: 13/04/2021

Property Type: Unit



4/58 Wantirna Rd RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 21/04/2021

Property Type: Unit

Land Size: 188 sqm approx



4/25 Arlington St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 04/05/2021

Property Type: Unit