

# 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

9/270-272 Canterbury Road, Heathmont Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$620,000

### Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Heathmont

Period - From

13/05/2022

to

12/05/2023

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	2/254 Canterbury Rd HEATHMONT 3135	\$620,000	01/12/2022
2			
3			

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:

13/05/2023 13:02

9/270-272 Canterbury Road, Heathmont Vic 3135

Tim Heavyside  
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0403020404  
tim@heavyside.co



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**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 197 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$620,000

**Median Unit Price**  
13/05/2022 - 12/05/2023: \$805,000

## Comparable Properties



**2/254 Canterbury Rd HEATHMONT 3135  
(REI/VG)**

**Agent Comments**

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**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 01/12/2022  
**Property Type:** Unit

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.

**Account - Heavyside**



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