



4 2 2

Indicative Selling Price
\$930,000 - \$1,023,000

Rooms:
Property Type: House
Land Size: 372 sqm
Agent Comments

Comparable Properties



2 Inverness PI HEATHERTON 3202 (REI)

Agent Comments

3 2 2

Price: \$1,075,000
Method: Private Sale
Date: 06/05/2017
Rooms: 4
Property Type: House



76 St Andrews Dr HEATHERTON 3202 (REI)

Agent Comments

4 3 2

Price: \$992,000
Method: Private Sale
Date: 03/05/2017
Rooms: 5
Property Type: House
Land Size: 426 sqm



3 Oakmont Cr HEATHERTON 3202 (REI)

Agent Comments

3 2 1

Price: \$825,000
Method: Private Sale
Date: 28/02/2017
Rooms: 5
Property Type: House
Land Size: 299 sqm

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

16 Pebble Beach Place, Heatherton Vic 3202

Indicative selling price

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

Range between \$930,000

&

\$1,023,000

Median sale price

Median price

House

X

Suburb

Heatherton

Period - From

to

Source

REIV

Comparable property sales

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 |
|----------------------------------|-------------|--------------|
| 2 Inverness Pl HEATHERTON 3202 | \$1,075,000 | 06/05/2017 |
| 76 St Andrews Dr HEATHERTON 3202 | \$992,000 | 03/05/2017 |
| 3 Oakmont Cr HEATHERTON 3202 | \$825,000 | 28/02/2017 |