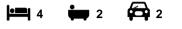
McGrath





Rooms:

Property Type: House **Land Size:** 372 sqm Agent Comments Indicative Selling Price \$930,000 - \$1,023,000

Comparable Properties



2 Inverness PI HEATHERTON 3202 (REI)

=| 3

2

2

Price: \$1,075,000 **Method:** Private Sale **Date:** 06/05/2017

Rooms: 4

Property Type: House

Agent Comments



76 St Andrews Dr HEATHERTON 3202 (REI)

=| 4







Price: \$992,000 Method: Private Sale Date: 03/05/2017

Rooms: 5

Property Type: House **Land Size:** 426 sqm

Agent Comments



3 Oakmont Cr HEATHERTON 3202 (REI)

= 3





...

Price: \$825,000 Method: Private Sale Date: 28/02/2017

Rooms: 5

Property Type: House Land Size: 299 sqm

Agent Comments

Account - McGrath | P: 03 80801588 | F: 03 8080 1522





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.

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	16 Pebble Beach Place, Heatherton Vic 3202
ndicative selling pride	ce price see consumer.vic.gov.au/underquoting

Ir

Range between \$930,000	2 &	\$1,023,000	
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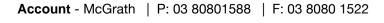
Median sale price

Median price	House	X	Su	ıburb	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 PI 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







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