

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

3/326 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$892,500

Property Type Unit

Suburb Heathmont

Period - From 01/10/2022

to 31/12/2022

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	7/32-36 Heatherdale Rd MITCHAM 3132	\$711,000	30/11/2022
2	5/765 Boronia Rd WANTIRNA 3152	\$680,000	05/11/2022
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:

03/02/2023 16:07

3/326 Canterbury Road, Heathmont Vic 3135

McGrath

Lily Zhang

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Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

December quarter 2022: \$892,500



3 2 1

Property Type: Unit

Agent Comments

Comparable Properties

7/32-36 Heatherdale Rd MITCHAM 3132 (REI)

Agent Comments

3 1 2

Price: \$711,000

Method: Sold Before Auction

Date: 30/11/2022

Property Type: Townhouse (Res)

Land Size: 124 sqm approx



5/765 Boronia Rd WANTIRNA 3152 (REI)

Agent Comments

3 2 1

Price: \$680,000

Method: Auction Sale

Date: 05/11/2022

Property Type: Townhouse (Res)

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 - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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