



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 24 Cypress Point Parade, HEATHERTON 3202

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range from \$1,150,000 -  
\$1,250,000**

### Median sale price

Median **House** for **HEATHERTON** for period **Apr 2017 - Jun 2017**  
Sourced from **REIV**.

**\$888,000**

### Comparable property sales

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 the most comparable to the property for sale.

**12 Oakmont Crescent,** Price **\$1,130,000** Sold 05 August 2017  
Heatherton 3202

**4 Cypress Point Parade,** Price **\$1,400,000** Sold 11 August 2017  
Heatherton 3202

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

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents

 **Lauren Chambers**  
Greg Hocking

03 9585 8899  
0421 450 654  
[lchambers@grehocking.com.au](mailto:lchambers@grehocking.com.au)

**GREG HOCKING**  
POULIOS

**Greg Hocking Poullos**

Suite 1, 151 Park Road,  
Cheltenham VIC 3192