

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 195 Canterbury Road, Heathmont Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$750,000 & \$825,000

Median sale price

Median price \$872,000 Property type House Suburb Heathmont

Period - From 1/9/2018 to 31/8/2019 Source Corelogic

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 8 Sunset Drive, Heathmont Vic 3135	\$755,000	16/5/2019
2 95 Campbell Street, Heathmont Vic 3135	\$800,000	22/5/2019
3 13 Dirkala Avenue, Heathmont	\$810,000	23/5/2019

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: 14 September 2019



8 Sunset Drive Heathmont VIC 3135 Sold Price **\$755,000** Sold Date **16-May-19**

 3  2  2

Distance **0.49km**



95 Campbell Street Heathmont VIC 3135 Sold Price **\$800,000** Sold Date **22-May-19**

 3  1  2

Distance **0.61km**



13 Dirkala Avenue Heathmont VIC 3135 Sold Price **\$810,000** Sold Date **23-May-19**

 3  2  2

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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