

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

27 BALTUSROL CIRCUIT HEATHERTON VIC 3202

Indicative selling price

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

Single Price

\$1,125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Heatherton

Period-from

01 Aug 2022

to

31 Jul 2023

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 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

25 BALTUSROL CIRCUIT HEATHERTON VIC 3202	\$1,000,000	09-Jun-22
14 SOUTAR PLACE HEATHERTON VIC 3202	\$1,138,000	22-Oct-22
6 EMVILLE COURT CHELTENHAM VIC 3192	\$1,150,000	30-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 15 August 2023



**25 BALTUSROL CIRCUIT
HEATHERTON VIC 3202**

3 2 2

Sold Price **\$1,000,000** Sold Date **09-Jun-22**

Distance **0.02km**



**14 SOUTAR PLACE HEATHERTON
VIC 3202**

4 2 2

Sold Price **\$1,138,000** Sold Date **22-Oct-22**

Distance **0.11km**



**6 EMVILLE COURT CHELTENHAM
VIC 3192**

4 2 2

Sold Price **\$1,150,000** Sold Date **30-Nov-22**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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