

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 Birkdale Avenue, Heatherton Vic 3202

Indicative selling price

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

Range between \$1,050,000 & \$1,080,000

Median sale price

Median price \$937,500 Property Type House Suburb Heatherton

Period - From 01/07/2018 to 30/06/2019 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	3 Pebble Beach PI HEATHERTON 3202	\$1,065,000	27/08/2019
2	17 St Andrews Dr HEATHERTON 3202	\$1,060,000	31/08/2019
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: 02/10/2019 16:06



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 406 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,050,000 - \$1,080,000

Median House Price

Year ending June 2019: \$937,500

Comparable Properties



3 Pebble Beach PI HEATHERTON 3202 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,065,000

Method: Private Sale

Date: 27/08/2019

Rooms: 6

Property Type: House

Land Size: 448 sqm approx



17 St Andrews Dr HEATHERTON 3202 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,060,000

Method: Private Sale

Date: 31/08/2019

Rooms: 6

Property Type: House

Land Size: 347 sqm approx

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.