

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

101/3 SANDBELT CLOSE 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

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Heatherton

Period-from

01 Jul 2022

to

30 Jun 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

9/5 SANDBELT CLOSE HEATHERTON VIC 3202	\$390,150	07-Apr-23
304/5 SANDBELT CLOSE HEATHERTON VIC 3202	\$330,000	28-Jul-23

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: 31 July 2023



9/5 SANDBELT CLOSE HEATHERTON VIC 3202

1 1 1

Sold Price

\$390,150

Sold Date **07-Apr-23**

Distance

0km



304/5 SANDBELT CLOSE HEATHERTON VIC 3202

1 1 1

Sold Price

^{RS} **\$330,000** ^{UN}

Sold Date **28-Jul-23**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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