

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

389 Canterbury Road, Heathmont VIC 3135

Indicative selling price

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

**SINGLE
PRICE**

\$600,000

Median sale price

**MEDIAN
PRICE**

\$921,000

HOUSE

X

SUBURB

Heathmont

**PERIOD -
FROM**

1st July 2018

TO

30th September 2018

SOURCE

REIV

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 most comparable to the property for sale.

ADDRESS OF COMPARABLE PROPERTY

PRICE

DATE OF SALE

26 Coven Avenue, Heathmont

\$755,000

30.06.218

310 Canterbury Road, Heathmont

\$735,735

27.06.2018

1 Lucinda Close, Heathmont

\$785,000

20.10.2018

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Comparable properties



\$755,000

26 Coven Avenue, Heathmont, Victoria

DATE: 30.06.218

PROPERTY TYPE: House



3



1



886 sqm x



\$735,735

310 Canterbury Road, Heathmont, Victoria

DATE: 27.06.2018

PROPERTY TYPE: House



3



2



2



636 sqm



\$785,000

1 Lucinda Close, Heathmont, Victoria

DATE: 20.10.2018

PROPERTY TYPE: House



3



1



1



687 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee