

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

2/100 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

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,900

Property type

Unit

Suburb

Heathmont

Period-from

01 Mar 2021

to

28 Feb 2022

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

5/34-36 MARLBOROUGH ROAD HEATHMONT VIC 3135	\$800,000	24-Nov-21
1/11 ORCHID STREET HEATHMONT VIC 3135	\$821,300	13-Oct-21
3/15 WATTLE ROAD BAYSWATER NORTH VIC 3153	\$790,000	03-Oct-21

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 March 2022



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Sold Price **\$821,300** Sold Date **13-Oct-21**

Distance 0.76km



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Sold Price **\$790,000** Sold Date **03-Oct-21**

Distance 1.64km

RS = Recent sale UN = Undisclosed Sale

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