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

Period-from

Mediar (*Delete

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

Single Price		or range between	3/20/00	&	\$820,000				
sale price									
house or unit as applicable)									
Median Price	\$751,900	Property type	Unit	Suburb	Heathmont				

28 Feb 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2021

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.

to

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.

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EXCESSIONS	5/34-36 MARLBOROUGH ROAD HEATHMONT VIC 3135			Sold Price	\$800,000	Sold Date	24-Nov-21
 - Brance management of the second seco	a 3	گے	⇔ ²			Distance	1.93km



1/11 ORCHID STREET HEATHMONT VIC 3135	Sold Price	\$821,300	Sold Date	13-Oct-21
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3/15 WATTLE ROAD BAYSWATER NORTH VIC 3153			Sold Price	\$790,000	Sold Date	03-Oct-21
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RS = Recent sale UN = Undisclosed Sale

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