

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

18A VIVIANI CRESCENT 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Heathmont

Period-from

01 Sep 2021

to

31 Aug 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

2/100 CANTERBURY ROAD HEATHMONT VIC 3135	\$850,000	05-Apr-22
15 SKYLINE PLACE HEATHMONT VIC 3135	\$880,000	23-Apr-22
2/19 THE GREENWAY HEATHMONT VIC 3135	\$935,000	19-Jul-22

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: 20 September 2022


**2/100 CANTERBURY ROAD
HEATHMONT VIC 3135**
 3  2  2

Sold Price **\$850,000** Sold Date **05-Apr-22**

Distance **0.58km**

**15 SKYLINE PLACE HEATHMONT
VIC 3135**
 3  2  2

Sold Price **\$880,000** Sold Date **23-Apr-22**

Distance **0.25km**

**2/19 THE GREENWAY HEATHMONT
VIC 3135**
 3  2  2

Sold Price **\$935,000** Sold Date **19-Jul-22**

Distance **0.96km**
RS = Recent sale

UN = Undisclosed Sale

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