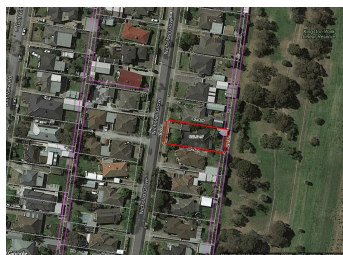


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 NICHOLAS GROVE, HEATHERTON, VIC**  3  2  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$750,000 to \$825,000**

## MEDIAN SALE PRICE



### HEATHERTON, VIC, 3202

Suburb Median Sale Price (House)

**\$1,135,000**

01 July 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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 six months.



**19 BYNG AVE, HEATHERTON, VIC 3202**  3  1  4

### Sale Price

**\*\$774,900**

Sale Date: 14/11/2017

Distance from Property: 654m



**9 BYNG AVE, HEATHERTON, VIC 3202**  3  1  1

### Sale Price

**\*\$785,000**

Sale Date: 28/10/2017

Distance from Property: 659m



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

22 NICHOLAS GROVE, HEATHERTON, VIC 3202

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$750,000 to \$825,000

Median sale price

Median price

\$1,135,000

House

X

Unit


Suburb

HEATHERTON

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
19 BYNG AVE, HEATHERTON, VIC 3202	*\$774,900	14/11/2017
9 BYNG AVE, HEATHERTON, VIC 3202	*\$785,000	28/10/2017