

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

24 Cypress Point Parade Heatherton VIC 3202

Indicative selling price

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

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Heatherton

Period-from

01 Nov 2018

to

31 Oct 2019

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

14 Royal Troon Avenue Heatherton VIC 3202	\$1,100,000	08-Jul-19
17 St Andrews Drive Heatherton VIC 3202	\$1,060,000	31-Aug-19
3 Pebble Beach Place Heatherton VIC 3202	\$1,065,000	27-Aug-19

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: 18 November 2019


14 Royal Troon Avenue Heatherton VIC 3202

Sold Price

\$1,100,000

Sold Date

08-Jul-19
 4
 2
 2

Distance

0.21km

17 St Andrews Drive Heatherton VIC 3202

Sold Price

\$1,060,000

Sold Date

31-Aug-19
 4
 2
 2

Distance

0.35km

3 Pebble Beach Place Heatherton VIC 3202

Sold Price

\$1,065,000

Sold Date

27-Aug-19
 4
 2
 2

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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