

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

1/263 Canterbury Road, Heathmont Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$668,000

Median sale price

Median price

\$635,500

Property Type

Unit

Suburb

Heathmont

Period - From

01/10/2018

to

30/09/2019

Source

REIV

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 six 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
1	13/330-336 Canterbury Rd RINGWOOD 3134	\$671,000	15/06/2019
2	2/28 Myrtle Av HEATHMONT 3135	\$670,000	12/08/2019
3	2/133 Wantirna Rd RINGWOOD 3134	\$670,000	03/09/2019

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 six months.~~

This Statement of Information was prepared on:

11/11/2019 13:44



 3  2  2

Property Type: Unit
Land Size: 251 sqm approx
Agent Comments

Indicative Selling Price

\$668,000

Median Unit Price

Year ending September 2019: \$635,500

Comparable Properties



13/330-336 Canterbury Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$671,000
Method: Auction Sale
Date: 15/06/2019
Property Type: Unit
Land Size: 269 sqm approx



2/28 Myrtle Av HEATHMONT 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$670,000
Method: Private Sale
Date: 12/08/2019
Rooms: 5
Property Type: Townhouse (Single)



2/133 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  1

Price: \$670,000
Method: Private Sale
Date: 03/09/2019
Rooms: 4
Property Type: Unit
Land Size: 370 sqm approx