

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

18 St Andrews Drive, Heatherton Vic 3202

Indicative selling price

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

Range between

\$1,100,000

&

\$1,150,000

Median sale price

Median price

\$995,000

Property Type

House

Suburb

Heatherton

Period - From

01/07/2019

to

30/06/2020

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	10 Inverness PI HEATHERTON 3202	\$1,100,000	26/05/2020
2	5 Pebble Beach PI HEATHERTON 3202	\$1,100,000	04/04/2020
3	34 Carnoustie Pde HEATHERTON 3202	\$1,050,000	06/07/2020

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:

08/09/2020 09:43



5 3 2

Property Type: House
Land Size: 378 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,150,000
Median House Price
Year ending June 2020: \$995,000

Comparable Properties



10 Inverness PI HEATHERTON 3202 (VG)

Agent Comments

3 - -

Price: \$1,100,000
Method: Sale
Date: 26/05/2020
Property Type: House (Res)
Land Size: 368 sqm approx



5 Pebble Beach PI HEATHERTON 3202 (REI/VG)

Agent Comments

5 2 2

Price: \$1,100,000
Method: Private Sale
Date: 04/04/2020
Property Type: House
Land Size: 311 sqm approx



34 Carnoustie Pde HEATHERTON 3202 (REI)

Agent Comments

4 2 2

Price: \$1,050,000
Method: Private Sale
Date: 06/07/2020
Property Type: House