

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 Muirfield Close, Heatherton Vic 3202

Indicative selling price

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

Single price

\$1,010,000

Median sale price*

Median price

\$965,000

Property Type

House

Suburb

Heatherton

Period - From

01/07/2019

to

30/06/2020

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 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	5 Pebble Beach PI HEATHERTON 3202	\$1,100,000	04/04/2020
2	49 St Andrews Dr HEATHERTON 3202	\$1,050,000	21/01/2020
3			

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:

31/07/2020 13:16



Property Type: House
Land Size: 331.186 sqm approx
Agent Comments

Indicative Selling Price

\$1,010,000

Median House Price *

01/07/2019 - 30/06/2020: \$965,000

* Agent calculated median

Comparable Properties



5 Pebble Beach PI HEATHERTON 3202 (REI/VG)

Agent Comments



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

49 St Andrews Dr HEATHERTON 3202 (VG)

Agent Comments



Price: \$1,050,000
Method: Sale
Date: 21/01/2020
Property Type: House (Res)
Land Size: 402 sqm approx

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.