

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

43 Nicholas Grove 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

or range
between

\$667,500

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

*House

X

*Unit

Suburb

Heatherton

Period-from

01 May 2018

to

30 Apr 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 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

Address of comparable property	Price	Date of sale
25 Golf View Road Heatherton VIC 3202	\$650,250	18-Mar-19
3 Ball Road Heatherton VIC 3202	\$720,000	28-Mar-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 six months.

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25 Golf View Road Heatherton VIC 3202

Sold Price

\$650,250

Sold Date

18-Mar-19
 2
  1
  1

Distance

0.16km

3 Ball Road Heatherton VIC 3202

Sold Price

\$720,000^{UN}

Sold Date

28-Mar-19
 3
  1
  2

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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