

## 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

9C Kingston Road Heatherton VIC 3202

### Indicative selling price

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

Single Price

\$739,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Heatherton

Period-from

01 May 2019

to

30 Apr 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 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4/24 Lorna Street Cheltenham VIC 3192 | \$759,000 | 12-Mar-20 |
|                                       |           |           |
|                                       |           |           |

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: 22 May 2020



**4/24 Lorna Street Cheltenham VIC 3192**

Sold Price

**\$759,000**

Sold Date

**12-Mar-20**

 2

 1

 1

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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