

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

1/298 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$490,000

&

\$535,000

Median sale price

Median price \$662,000

House

Unit

X

Suburb

Heathmont

Period - From 01/01/2018

to

31/12/2018

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	3/5 Bedford Rd RINGWOOD 3134	\$523,000	19/11/2018
2	6/4-6 Arlington St RINGWOOD 3134	\$506,000	04/12/2018
3	2/7-9 City Rd RINGWOOD 3134	\$495,000	24/12/2018

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.



Rooms:
Property Type: Unit
Land Size: 250 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$535,000
Median Unit Price
Year ending December 2018: \$662,000

Comparable Properties



3/5 Bedford Rd RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$523,000
Method: Private Sale
Date: 19/11/2018
Rooms: 5
Property Type: Unit
Land Size: 173 sqm approx



6/4-6 Arlington St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$506,000
Method: Private Sale
Date: 04/12/2018
Rooms: 5
Property Type: Unit
Land Size: 144 sqm approx



2/7-9 City Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 24/12/2018
Rooms: -
Property Type: Unit
Land Size: 184 sqm approx