

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

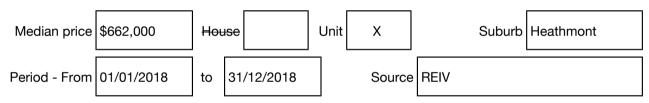
I/298 Canterbury Road, Heathmont Vic 3135
e

Indicative selling price

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

Range between	\$490,000	&	\$535,000	

Median sale price



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.

Ade	dress 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.

Account - Philip Webb

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

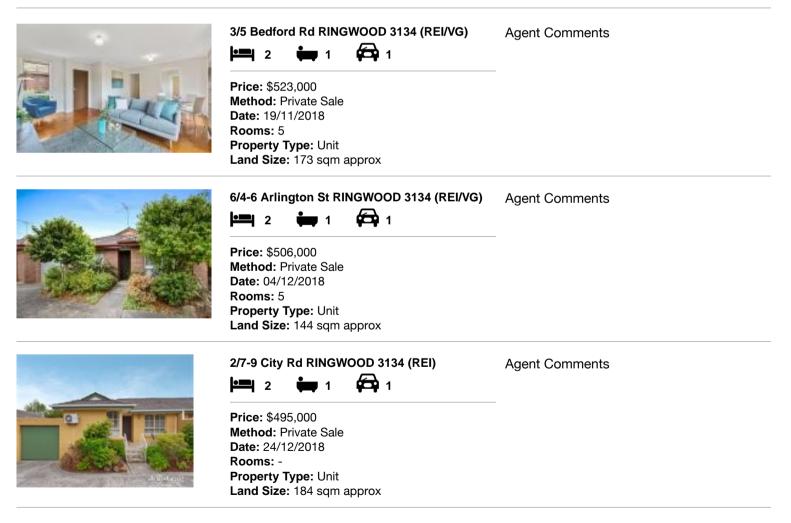






Rooms: Property Type: Unit Land Size: 250 sqm approx Agent Comments Indicative Selling Price \$490,000 - \$535,000 Median Unit Price Year ending December 2018: \$662,000

Comparable Properties



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REIV Propertydata

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