

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

4 Pebble Beach Place, Heatherton Vic 3202

Indicative selling price

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

Single price

\$1,015,000

Median sale price

Median price

\$1,277,888

Property Type

House

Suburb

Heatherton

Period - From

01/10/2021

to

31/12/2021

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	13 Durban Ct HEATHERTON 3202	\$1,000,000	07/01/2022
2	8 Muirfield CI HEATHERTON 3202	\$999,000	11/01/2022
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:

05/02/2022 11:29

4 Pebble Beach Place, Heatherton Vic 3202

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$1,015,000

Median House Price

December quarter 2021: \$1,277,888



3 2 1

Property Type: Townhouse
(Single)

Land Size: 258 sqm approx

Agent Comments

Comparable Properties



13 Durban Ct HEATHERTON 3202 (REI)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Private Sale

Date: 07/01/2022

Property Type: House

Land Size: 269 sqm approx



8 Muirfield CI HEATHERTON 3202 (REI)

Agent Comments

3 2 2

Price: \$999,000

Method: Private Sale

Date: 11/01/2022

Property Type: House

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 - Jellis Craig | P: 03 9593 4500



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