

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

2/9 EDNA STREET HEATHMONT VIC 3135

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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,000

Property type

Unit

Suburb

Heathmont

Period-from

01 May 2022

to

30 Apr 2023

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

5/28-30 THOMAS STREET RINGWOOD VIC 3134	\$700,000	04-Apr-23
1/277 CANTERBURY ROAD HEATHMONT VIC 3135	\$738,000	23-Mar-23
3/326 CANTERBURY ROAD HEATHMONT VIC 3135	\$746,000	25-Feb-23

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: 23 May 2023



**5/28-30 THOMAS STREET
RINGWOOD VIC 3134**

 3  1  1

Sold Price **\$700,000** Sold Date **04-Apr-23**

Distance **0.98km**



**1/277 CANTERBURY ROAD
HEATHMONT VIC 3135**

 2  1  2

Sold Price ^{RS} **\$738,000** Sold Date **23-Mar-23**

Distance **1.06km**



**3/326 CANTERBURY ROAD
HEATHMONT VIC 3135**

 3  2  2

Sold Price ^{RS} **\$746,000** Sold Date **25-Feb-23**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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