

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 ST GEORGES CRESCENT HEATHERTON VIC 3202

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

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Heatherton

Period-from

01 Apr 2021

to

31 Mar 2022

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

2 INVERNESS PLACE HEATHERTON VIC 3202	\$1,295,000	07-Dec-21
3 GANTON PLACE HEATHERTON VIC 3202	\$1,245,250	14-Jan-22

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: 27 April 2022



**2 INVERNESS PLACE
HEATHERTON VIC 3202**

 4  2  2

Sold Price **\$1,295,000** Sold Date **07-Dec-21**

Distance **0.18km**



**3 GANTON PLACE HEATHERTON
VIC 3202**

 4  2  2

Sold Price **\$1,245,250** Sold Date **14-Jan-22**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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