

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

381 Canterbury Road 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,500

Property type

House

Suburb

Heathmont

Period-from

01 May 2020

to

30 Apr 2021

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

27 Barrow Drive Heathmont VIC 3135	\$1,045,000	17-Mar-21
60 Andrew Crescent Croydon South VIC 3136	\$990,000	13-Feb-21

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.

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27 Barrow Drive Heathmont VIC 3135

 3  2  2

Sold Price **\$1,045,000** Sold Date **17-Mar-21**

Distance **1.56km**



60 Andrew Crescent Croydon South VIC 3136

 3  2  2

Sold Price **\$990,000** Sold Date **13-Feb-21**

Distance **1.91km**

RS = Recent sale UN = Undisclosed Sale

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