

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 5/3 Sandbelt Close, Heatherton Vic 3202

Indicative selling price

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

Range between \$315,000 & \$325,000

Median sale price

Median price \$428,500 Property Type Unit Suburb Heatherton

Period - From 17/04/2023 to 16/04/2024 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	107/5 Sandbelt CI HEATHERTON 3202	\$320,000	07/03/2024
2			
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: 17/04/2024 11:22

5/3 Sandbelt Close, Heatherton Vic 3202



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$315,000 - \$325,000

Median Unit Price
17/04/2023 - 16/04/2024: \$428,500

Comparable Properties



107/5 Sandbelt CI HEATHERTON 3202 (REI)

Agent Comments

 1  1  1

Price: \$320,000
Method: Private Sale
Date: 07/03/2024
Property Type: Apartment

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



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