

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	1/326 Canterbury Road, Heathmont VIC 3135
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Indicative selling price

range between	\$695,000	&	\$764,500
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Median sale price

Median price	\$695,000	Property type	Unit	Suburb	Heathmont
Period - From	1/10/2020	to	31/12/2020	Source	R.E.I.V

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
3/169-171 Canterbury Road, Heathmont VIC 3135	\$718,000	03/02/2021
3/326 Canterbury Road, Heathmont VIC 3135	\$730,000	15/02/2021
2/41 Jama Road, Heathmont VIC 3135	\$700,000	05/02/2021