

# 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 9 Royal Troon Avenue, Heatherton Vic 3202

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,180,000 & \$1,280,000

### Median sale price

Median price \$1,182,500 Property Type House Suburb Heatherton

Period - From 01/01/2024 to 31/12/2024 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	9 Inverness PI HEATHERTON 3202	\$1,100,000	20/09/2024
2	3 Woodhall Ct HEATHERTON 3202	\$1,110,000	16/09/2024
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.~~

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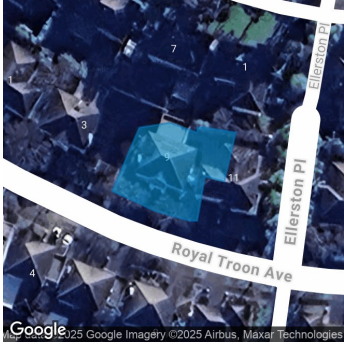
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**Indicative Selling Price**

\$1,180,000 - \$1,280,000

**Median House Price**

Year ending December 2024: \$1,182,500



**Property Type:**

Agent Comments

## Comparable Properties



**9 Inverness PI HEATHERTON 3202 (REI/VG)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 20/09/2024

**Property Type:** House

**Land Size:** 303 sqm approx



**3 Woodhall Ct HEATHERTON 3202 (REI/VG)**

Agent Comments



**Price:** \$1,110,000

**Method:** Private Sale

**Date:** 16/09/2024

**Property Type:** House

**Land Size:** 257 sqm approx

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.