

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

207 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$869,500 Property Type House Suburb Heathmont

Period - From 01/01/2019 to 31/12/2019 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	8 Canterbury Rd, Heathmont, Vic 3135, Australia	\$725,000	16/12/2019
2	52 Heathmont Rd HEATHMONT 3135	\$725,000	07/12/2019
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:

29/01/2020 15:39



Property Type:

Land Size: 742 sqm approx

Agent Comments

Note - No comparable properties due to uniqueness of land allotment. Currently no road access (cross over required). \ Comparable sales noted are superior in renovation & accessible by road.

Comparable Properties

**8 Canterbury Rd, Heathmont, Vic 3135,
Australia (REI)**

Agent Comments



Price: \$725,000

Method:

Date: 16/12/2019

Property Type: House



52 Heathmont Rd HEATHMONT 3135 (REI)

Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 4

Property Type: House (Res)

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.