

# 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

1/326 Canterbury Road, Heathmont Vic 3135

### Indicative selling price

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

Single price

\$760,000

### Median sale price

Median price

\$892,500

Property Type

Unit

Suburb

Heathmont

Period - From

01/01/2022

to

31/12/2022

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	3/326 Canterbury Rd HEATHMONT 3135	\$746,000	25/02/2023
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:

03/04/2023 08:36

1/326 Canterbury Road, Heathmont Vic 3135

**McGrath**

Lily Zhang

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**Indicative Selling Price**

\$760,000

**Median Unit Price**

Year ending December 2022: \$892,500



3 2

**Property Type:** Townhouse

**Land Size:** 258 sqm approx

Agent Comments

## Comparable Properties



**3/326 Canterbury Rd HEATHMONT 3135 (REI)**

Agent Comments

3 2 1

**Price:** \$746,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** Townhouse (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.

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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