

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

304/3 SANDBELT CLOSE HEATHERTON VIC 3202

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Heatherton

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

16/374 WARRIGAL ROAD CHELTENHAM VIC 3192	\$475,000	05-Sep-23
1/131-135 CAVANAGH STREET CHELTENHAM VIC 3192	\$430,000	13-May-23
1/81 WILSON STREET CHELTENHAM VIC 3192	\$430,000	06-Oct-23

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 6 months.

This Statement of Information was prepared on: 30 October 2023



**16/374 WARRIGAL ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **05-Sep-23**

Distance **0.96km**



**1/131-135 CAVANAGH STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$430,000** Sold Date **13-May-23**

Distance **1.23km**



**1/81 WILSON STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price ^{RS} **\$430,000** Sold Date **06-Oct-23**

Distance **1.9km**

RS = Recent sale **UN** = Undisclosed Sale

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