

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

3/285 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Heathmont

Period - From 01/10/2019 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	2/3 Orchard Gr HEATHMONT 3135	\$495,000	09/09/2019
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:

01/02/2020 16:32



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

December quarter 2019: \$670,000

Comparable Properties



2/3 Orchard Gr HEATHMONT 3135 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 09/09/2019

Property Type: Unit

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.