

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

28 St Andrews Drive, Heatherton, VIC 3202

### Indicative selling price

Single Price or Range between

\$1,059,000




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

### Median sale price

Median Price <b>\$885,000</b>	Property Type <b>House</b>	Suburb <b>HEATHERTON</b>
Period From <b>15/05/2019</b>	Period To <b>15/11/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	<b>27 BIRKDALE AVENUE HEATHERTON</b>  Price \$1,060,000 Date of Sale 20/10/2019 Land 406 sqm	4  2  2 
	<b>17 ST ANDREWS DRIVE HEATHERTON</b>  Price \$1,060,000 Date of Sale 05/09/2019 Land 347 sqm	4  2  2 
	<b>3 PEBBLE BEACH PLACE HEATHERTON</b>  Price \$1,065,000 Date of Sale 31/08/2019 Land 448 sqm	4  2  2 