

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/10-12 Canterbury Road, Heathmont Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$750,000	&	\$795,000

Median sale price

Median price	\$662,000	Hou	se	Unit	Х	Suburb	Heathmont
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

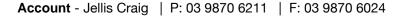
Comparable property sales (*Delete A or B below as applicable)

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 48a Faraday Rd CROYDON SOUTH 3136 \$830,000 27/07/2018 2 4/10-12 Canterbury Rd HEATHMONT 3135 \$783,000 18/05/2018 3 2/112 Bedford Rd HEATHMONT 3135 \$760,000 01/08/2018

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.







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Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$750,000 - \$795,000 **Median Unit Price** Year ending September 2018: \$662,000

Comparable Properties



48a Faraday Rd CROYDON SOUTH 3136

(REI/VG)

-3

Price: \$830,000 Method: Private Sale Date: 27/07/2018 Rooms: 4

Property Type: Townhouse (Single) Land Size: 342 sqm approx

Agent Comments

4/10-12 Canterbury Rd HEATHMONT 3135

(REI)

9 3



Agent Comments

Price: \$783,000 Method: Private Sale Date: 18/05/2018

Rooms: -

Property Type: Townhouse (Res)

2/112 Bedford Rd HEATHMONT 3135 (REI/VG) Agent Comments







Price: \$760,000 Method: Private Sale Date: 01/08/2018 Rooms: 6

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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