

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

2/10-12 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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.



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$830,000
Method: Private Sale
Date: 27/07/2018
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 342 sqm approx

4/10-12 Canterbury Rd HEATHMONT 3135
(REI)

Agent Comments

 3  2  2

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**

 3  2  1

Price: \$760,000
Method: Private Sale
Date: 01/08/2018
Rooms: 6
Property Type: Townhouse (Single)