

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

1/100 CANTERBURY ROAD HEATHMONT VIC 3135

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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,038,000

Property type

Other

Suburb

Heathmont

Period-from

01 May 2024

to

30 Apr 2025

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

2/17-23 MARLBOROUGH ROAD HEATHMONT VIC 3135

\$842,500

29-Mar-25

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: 08 May 2025

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**2/17-23 MARLBOROUGH ROAD
HEATHMONT VIC 3135**

 3  2  2

Sold Price

^{RS} **\$842,500**

Sold Date **29-Mar-25**

Distance **1.76km**

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

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