

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

1/16 Genine Avenue, Heatherton Vic 3202

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Heatherton

Period - From

22/11/2022

to

21/11/2023

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	4/138 Centre Dandenong Rd CHELTENHAM 3192	\$520,000	15/07/2023
2	16/374 Warrigal Rd CHELTENHAM 3192	\$475,000	05/09/2023
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:

22/11/2023 11:20

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Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

22/11/2022 - 21/11/2023: \$450,000



Property Type:

Agent Comments

Comparable Properties



**4/138 Centre Dandenong Rd CHELTENHAM
3192 (REI/VG)**

Agent Comments



Price: \$520,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Unit



**16/374 Warrigal Rd CHELTENHAM 3192
(REI/VG)**

Agent Comments



Price: \$475,000

Method: Sold Before Auction

Date: 05/09/2023

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.

Account - Barry Plant | P: 03 9586 0500