Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property 2 1	y offered	for sal	е
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Address	1/16 Genine Avenue, Heatherton Vic 3202
Including suburb and	
postcode	

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	Pro	perty Type Un	it		Suburb	Heatherton
Period - From	22/11/2022	to	21/11/2023	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	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			

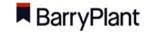
OR

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



Date of sale



Kylie and Dean Sirianni 0402019540 0400446186 ksirianni@barryplant.com.au

Indicative Selling Price \$450,000 - \$490,000 Median Unit Price 22/11/2022 - 21/11/2023: \$450,000



MapTier © OpenStreetMap contributors



Comparable Properties



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

Price: \$520,000 Method: Auction Sale Date: 15/07/2023 Property Type: Unit **Agent Comments**



16/374 Warrigal Rd CHELTENHAM 3192

(REI/VG)

= 2 **=** 1 **=**

Price: \$475,000

Method: Sold Before Auction

Date: 05/09/2023 Property Type: Unit **Agent Comments**

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



