## 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

12/292 Canterbury Road, Heathmont Vic 3135

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/i | underquot | ting |        |           |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|-----------|
| Range betweer   | \$750,000         |      | &            |        | \$800,000 |      |        |           |
| Median sale p   | rice              |      |              |        |           |      |        |           |
| Median price    | \$761,000         | Pro  | operty Type  | Unit   |           |      | Suburb | Heathmont |
| Period - From   | 01/01/2023        | to   | 31/12/2023   |        | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property        | Price     | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1   | 7/295 Wantirna Rd WANTIRNA 3152     | \$780,000 | 10/08/2023   |
| 2   | 33/745-751 Boronia Rd WANTIRNA 3152 | \$776,000 | 24/09/2023   |
| 3   | 1/3 Belle Vue Av RINGWOOD 3134      | \$760,000 | 05/09/2023   |

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:

23/01/2024 14:17







Rooms: 5 Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median Unit Price Year ending December 2023: \$761,000

Agent Comments

Agent Comments

# **Comparable Properties**

7/295 Wantirna Rd WANTIRNA 3152 (VG)



Price: \$780,000 Method: Sale Date: 10/08/2023 Property Type: Flat/Unit/Apartment (Res)



33/745-751 Boronia Rd WANTIRNA 3152 (REI) Agent Comments



Price: \$776,000 Method: Private Sale Date: 24/09/2023 Property Type: Townhouse (Single) Land Size: 297 sqm approx



1/3 Belle Vue Av RINGWOOD 3134 (REI/VG)



Price: \$760,000 Method: Private Sale Date: 05/09/2023 Property Type: House Land Size: 379 sqm approx

#### Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



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