

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 consumer.vic.gov.au/underquoting

Range between \$750,000 & \$800,000

Median sale price

Median price \$761,000 Property Type Unit Suburb Heathmont

Period - From 01/01/2023 to 31/12/2023 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	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



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Rooms: 5
Property Type: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median Unit Price
 Year ending December 2023: \$761,000

Comparable Properties

7/295 Wantirna Rd WANTIRNA 3152 (VG)

Agent Comments

 3  -  -

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

 3  2  2

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)

Agent Comments

 3  1  1

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

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