

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

302/5 SANDBELT CLOSE HEATHERTON VIC 3202

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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Heatherton

Period-from

01 Feb 2023

to

31 Jan 2024

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

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 304/3 SANDBELT CLOSE HEATHERTON VIC 3202 | \$450,000 | 18-Nov-23 |
| | | |
| | | |

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: 13 February 2024

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**304/3 SANDBELT CLOSE
HEATHERTON VIC 3202**

 2  1  1

Sold Price **\$450,000** Sold Date **18-Nov-23**

Distance **0.05km**



RS = Recent sale UN = Undisclosed Sale

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