

## 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

5/165-167 HEATHERDALE ROAD VERMONT VIC 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,189,250

Property type

House

Suburb

Vermont

Period-from

01 Oct 2022

to

30 Sep 2023

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

21 WALKER AVENUE MITCHAM VIC 3132	1297000	05-Aug-23
37 CULWELL AVENUE MITCHAM VIC 3132	1175000	22-Jul-23
72 CHURINGA AVENUE MITCHAM VIC 3132	1170000	09-Sep-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.~~

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**21 WALKER AVENUE MITCHAM VIC 3132** Sold Price <sup>RS</sup> **1297000** Sold Date **05-Aug-23**

4 1 2

Distance **1.59km**



**37 CULWELL AVENUE MITCHAM VIC 3132** Sold Price **1175000** Sold Date **22-Jul-23**

4 2 2

Distance **1.48km**



**72 CHURINGA AVENUE MITCHAM VIC 3132** Sold Price <sup>RS</sup> **1170000** Sold Date **09-Sep-23**

4 2 2

Distance **0.67km**

RS = Recent sale      UN = Undisclosed Sale

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