

# 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 5/3 Sandbelt Close, Heatherton Vic 3202

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000 & \$360,000

### Median sale price

Median price \$450,000 Property Type Unit Suburb Heatherton

Period - From 04/04/2023 to 03/04/2024 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	4/3 Sandbelt CI HEATHERTON 3202	\$360,000	04/02/2024
2	107/5 Sandbelt CI HEATHERTON 3202	\$320,000	07/03/2024
3	204/5 Sandbelt CI HEATHERTON 3202	\$300,000	16/12/2023

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: 04/04/2024 13:10

5/3 Sandbelt Close, Heatherton Vic 3202

Amie Goddard  
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**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 8822 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$330,000 - \$360,000

**Median Unit Price**

04/04/2023 - 03/04/2024: \$450,000

## Comparable Properties



**4/3 Sandbelt CI HEATHERTON 3202 (REI)**

**Agent Comments**



**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 04/02/2024  
**Property Type:** Apartment



**107/5 Sandbelt CI HEATHERTON 3202 (REI)**

**Agent Comments**



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** Apartment



**204/5 Sandbelt CI HEATHERTON 3202 (REI/VG)** **Agent Comments**



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 16/12/2023  
**Property Type:** Apartment

**Account - Jellis Craig**



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