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	5/270 Canterbury Road Heathmont VIC 3135

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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	Unit	Suburb	Heathmont
Period-from	01 Nov 2020	to	31 Oct 2021	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
3/298 Canterbury Road Heathmont VIC 3135	$680,000	29-Jul-21
5/138-142 Heathmont Road Heathmont VIC 3135	$720,000	28-Jun-21
2/25 Campbell Street Heathmont VIC 3135	$712,500	22-Oct-21

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: 08 November 2021

hockingstuart

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3/298 Canterbury Road Heathmont VIC 3135

2 1 1

Sold Price **$680,000** Sold Date **29-Jul-21**

Distance **0.3km**



5/138-142 Heathmont Road Heathmont VIC 3135

2 1 1

Sold Price **$720,000** Sold Date **28-Jun-21**

Distance **1.19km**



2/25 Campbell Street Heathmont VIC 3135

2 1 2

Sold Price RS **$712,500** Sold Date **22-Oct-21**

Distance **1.52km**

RS = Recent sale **UN** = Undisclosed Sale

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