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	6/97 Canterbury Road, Heathmont Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $470,000 & $510,000

Median sale price*

Median price $712,000 Property Type Unit Suburb Heathmont

Period - From 01/04/2024 to 30/06/2024 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	2/2 Arlington St RINGWOOD 3134	$484,000	15/05/2024
2	3/13 City Rd RINGWOOD 3134	$513,000	16/03/2024
3	2/4 Woodlands Rd HEATHMONT 3135	$490,000	07/03/2024

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: 13/08/2024 11:55

6/97 Canterbury Road, Heathmont Vic 3135

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- -

Property Type:
Agent Comments

Indicative Selling Price
$470,000 - $510,000
Median Unit Price *
01/04/2024 - 30/06/2024: $712,000
* Agent calculated median

Comparable Properties



2/2 Arlington St RINGWOOD 3134 (REI/VG)

2 1 1

Agent Comments

Price: $484,000
Method: Private Sale
Date: 15/05/2024
Property Type: Unit
Land Size: 124 sqm approx



3/13 City Rd RINGWOOD 3134 (REI/VG)

2 1 1

Agent Comments

Price: $513,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit



2/4 Woodlands Rd HEATHMONT 3135 (REI/VG)

2 1 1

Agent Comments

Price: $490,000
Method: Private Sale
Date: 07/03/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9726 8888

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