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	2/276 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between $610,000 & $650,000

Median sale price

Median price $785,000 Property Type Unit Suburb Heathmont

Period - From 09/12/2023 to 08/12/2024 Source Property Data

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	1/17 Emerald St RINGWOOD 3134	$641,000	09/11/2024
2	4/14 Lena Gr RINGWOOD 3134	$655,500	17/10/2024
3	3/3 Orchard Gr HEATHMONT 3135	$630,000	05/10/2024

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: 09/12/2024 10:30

2/276 Canterbury Road, Heathmont Vic 3135



2 1 2

Property Type: Unit
Land Size: 209 sqm approx

Agent Comments

Indicative Selling Price
$610,000 - $650,000
Median Unit Price
09/12/2023 - 08/12/2024: $785,000

Comparable Properties



1/17 Emerald St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $641,000
Method: Private Sale
Date: 09/11/2024
Property Type: Unit

Agent Comments



4/14 Lena Gr RINGWOOD 3134 (REI/VG)

2 1 2

Price: $655,500
Method: Private Sale
Date: 17/10/2024
Property Type: Unit

Agent Comments



3/3 Orchard Gr HEATHMONT 3135 (REI)

2 1 1

Price: $630,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444

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