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	2/16 GOLF VIEW ROAD HEATHERTON VIC 3202

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	$950,000	&	$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$319,000	Property type	Unit	Suburb	Heatherton
Period-from	01 May 2024	to	30 Apr 2025	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.

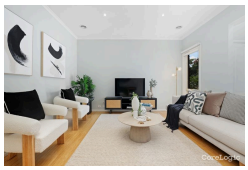
Address of comparable property	Price	Date of sale
5 SOUTAR PLACE HEATHERTON VIC 3202	$900,000	22-Mar-25
2 WITHERS WAY MENTONE VIC 3194	$1,040,000	03-Feb-25
1/27 MANOON ROAD CLAYTON SOUTH VIC 3169	$1,053,000	08-Mar-25

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: 28 May 2025

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5 SOUTAR PLACE HEATHERTON VIC 3202

3 2 2

Sold Price RS $900,000 Sold Date 22-Mar-25

Distance 0.89km



2 WITHERS WAY MENTONE VIC 3194

4 2 2

Sold Price $1,040,000 Sold Date 03-Feb-25

Distance 2.87km



1/27 MANOON ROAD CLAYTON SOUTH VIC 3169

3 2 2

Sold Price RS $1,053,000 Sold Date 08-Mar-25

Distance 3.44km

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

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