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	6/10-12 Canterbury Road, Heathmont Vic 3135

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $860,000 Property Type Townhouse Suburb Heathmont

Period - From 02/06/2024 to 01/06/2025 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	14 Marden Pl HEATHMONT 3135	$842,500	20/05/2025
2	7/206-208 Bayswater Rd BAYSWATER NORTH 3153	$785,000	14/05/2025
3	320b Canterbury Rd HEATHMONT 3135	$860,000	01/04/2025

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: 02/06/2025 14:30