

## 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

3A/3B ROYAL AVENUE HEATHMONT VIC 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,900

Property type

Unit

Suburb

Heathmont

Period-from

01 Mar 2021

to

28 Feb 2022

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

207 CANTERBURY ROAD HEATHMONT VIC 3135	\$1,605,000	02-Feb-22
36 CUTHBERT STREET HEATHMONT VIC 3135	\$1,550,000	19-Feb-22
10 LISTER COURT RINGWOOD VIC 3134	\$1,340,000	18-Jan-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: 12 March 2022



**207 CANTERBURY ROAD  
HEATHMONT VIC 3135**

4 3 2

Sold Price <sup>RS</sup> **\$1,605,000** Sold Date **02-Feb-22**

Distance **0.8km**



**36 CUTHBERT STREET  
HEATHMONT VIC 3135**

4 2 2

Sold Price <sup>RS</sup> **\$1,550,000** Sold Date **19-Feb-22**

Distance **-**



**10 LISTER COURT RINGWOOD VIC  
3134**

4 3 2

Sold Price **\$1,340,000** Sold Date **18-Jan-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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