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	304/5 SANDBELT CLOSE 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	$330,000	&	$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$447,500	Property type	Unit	Suburb	Heatherton
Period-from	01 May 2022	to	30 Apr 2023	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
404/3 CHESTERVILLE ROAD CHELTENHAM VIC 3192	$335,000	05-May-23
308/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	$363,000	17-Feb-23
313/7 BALCOMBE ROAD MENTONE VIC 3194	$350,000	12-May-23

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: 17 May 2023

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404/3 CHESTERVILLE ROAD CHELTENHAM VIC 3192

1 1 1

Sold Price RS **$335,000** Sold Date **05-May-23**

Distance **2.35km**

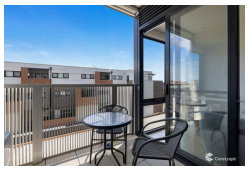


308/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192

1 1 1

Sold Price **$363,000** Sold Date **17-Feb-23**

Distance **2.52km**



313/7 BALCOMBE ROAD MENTONE VIC 3194

1 1 1

Sold Price RS **$350,000** Sold Date **12-May-23**

Distance **3.41km**

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

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