

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

10 St Andrews Drive 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$941,500

Property type

House

Suburb

Heatherton

Period-from

01 Mar 2019

to

29 Feb 2020

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

20 Pinehurst Way Heatherton VIC 3202	\$1,000,000	29-Oct-19
6 Pinehurst Way Heatherton VIC 3202	\$920,000	22-Feb-20
49 St Andrews Drive Heatherton VIC 3202	\$1,050,000	21-Jan-20

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.

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Lauren Chambers
P 95858899
M 0421450654
E lchambers@greghocking.com.au



49 St Andrews Drive Heatherton
VIC 3202

3 2 2

Sold Price **\$1,050,000** Sold Date **21-Jan-20**

Distance **0.22km**



20 Pinehurst Way Heatherton VIC
3202

3 2 2

Sold Price **\$1,000,000** Sold Date **29-Oct-19**

Distance **0.23km**



6 Pinehurst Way Heatherton VIC
3202

3 2 2

Sold Price **\$920,000** Sold Date **22-Feb-20**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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