

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Pebble Beach Place 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

\$990,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,500

*House

X

*Unit

Suburb

Heatherton

Period-from

01 Aug 2018

to

31 Jul 2019

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

8 Pebble Beach Place Heatherton VIC 3202	\$970,000	14-Jun-19
8 Inverness Place Heatherton VIC 3202	\$995,000	12-Mar-19
39 St Andrews Drive Heatherton VIC 3202	\$965,000	21-Jun-19

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: 26 August 2019

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**8 Pebble Beach Place Heatherton
VIC 3202**
 3  2  2

Sold Price

\$970,000^{UN}

Sold Date

14-Jun-19

Distance

0.05km

**8 Inverness Place Heatherton VIC
3202**
 4  2  2

Sold Price

\$995,000

Sold Date

12-Mar-19

Distance

0.4km

**39 St Andrews Drive Heatherton
VIC 3202**
 4  2  2

Sold Price

\$965,000

Sold Date

21-Jun-19

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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