

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

3 BALL ROAD 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

\$830,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,127,750

Property type

House

Suburb

Heatherton

Period-from

01 Apr 2023

to

31 Mar 2024

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

4 SHIRLIAN STREET CHELTENHAM VIC 3192

\$897,500

09-Mar-24

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: 29 April 2024



4 SHIRLIAN STREET CHELTENHAM VIC 3192 Sold Price ^{RS} **\$897,500** ^{UN} Sold Date **09-Mar-24**
 3  1  2 Distance **1.67km**

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

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