



## 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)

15 Carnoustie Parade, HEATHERTON, 3202

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$1,100,000

&

\$1,150,000

### Median sale price

Median price

\$925,000

Property type

House

Suburb

HEATHERTON, 3202

Period from

04/08/2017

to

12/10/2017

Source

REA

### Comparable property sale

These are the three properties sold within two kilometres of the property for sale in the last six 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

24 Cypress Point Parade, HEATHERTON, 3202 Victoria

\$1,210,000

13/10/2017

49 St Georges Crescent, HEATHERTON, 3202 Victoria

\$1,140,000

23/09/2017

12 Oakmont Crescent, HEATHERTON, 3202 Victoria

\$1,130,000

05/08/2017