

## 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	104/5 Sandbelt Close, Heatherton Vic 3202
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#### Indicative selling price

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

Single price	\$350,000
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#### Median sale price

Median price	\$925,000	House	X	Unit		Suburb	Heatherton
Period - From	01/10/2016	to	30/09/2017	Source	REIV		

#### 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 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
1		
2		
3		

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 six months.

104/5 Sandbelt Close, Heatherton Vic 3202



 1  1  1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$350,000  
**Median House Price**  
Year ending September 2017: \$925,000

Unfortunately i could not find any one bedroom sales over the past year in the development.

## Comparable Properties

207/5 Sandbelt CI HEATHERTON 3202 (VG)

[Agent Comments](#)

 2  -  -

**Price:** \$455,500  
**Method:** Sale  
**Date:** 27/07/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



7/3 Sandbelt CI HEATHERTON 3202 (REI/VG)

[Agent Comments](#)

 2  1  1

**Price:** \$381,000  
**Method:** Private Sale  
**Date:** 02/07/2017  
**Rooms:** -  
**Property Type:** Apartment

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 six months.