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	6 Durban Court 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	$1,475,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	Suburb	Heatherton
Period-from	01 Feb 2021	to	31 Jan 2022	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 St Georges Crescent Heatherton VIC 3202	$1,277,888	30-Nov-21
28 Cypress Point Parade Heatherton VIC 3202	$1,500,000	07-Nov-21
2 Inverness Place Heatherton VIC 3202	$1,295,000	07-Dec-21

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: 22 February 2022

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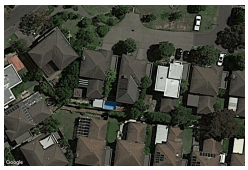


20 St Georges Crescent Heatherton VIC 3202

4 2 2

Sold Price **$1,277,888** Sold Date **30-Nov-21**

Distance **0.16km**



28 Cypress Point Parade Heatherton VIC 3202

4 2 2

Sold Price **$1,500,000** Sold Date **07-Nov-21**

Distance **0.33km**



2 Inverness Place Heatherton VIC 3202

4 2 2

Sold Price **$1,295,000** Sold Date **07-Dec-21**

Distance **0.27km**

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

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