Statement of Information

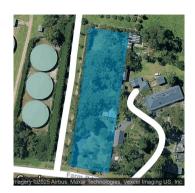
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered for s	sale						
Address Including suburb and postcode		147 Farm Road, Heatherton Vic 3202						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$1,400,000			&	\$1,500,000				
Median sale price								
Medi	an price \$1,100,	000 P	roperty Type Ho	ouse]	Suburb	Heatherton	
Period	d - From 30/07/2	2024 to	29/07/2025	So	ource	Property	/ Data	
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.								
Address of comparable property						Pı	ice	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.							
		This Staten	nent of Informati	on was pror	nared (on:	20/07/00	10F 00:47













Property Type: Land **Land Size:** 4477 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price 30/07/2024 - 29/07/2025: \$1,100,000

Comparable Properties

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.

Account - Marshall White | P: 03 9822 9999



