

Idamo Lee

P 03 9017 5881

M 04 2422 2168

E idamo.lee@xynergy.com.au

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

103/3 Sandbelt Close Heatherton VIC 3202

 2  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$490,000













Median Sale Price

\$397,000 Units in Heatherton between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

	12/94-96 Cavanagh Street Cheltenham VIC 3192  2  1  1	Sold Price	\$521,000	Sold Date	17-Nov-18	Distance	1.21km
	5/84 Cavanagh Street Cheltenham VIC 3192  2  1  1	Sold Price	\$540,000	Sold Date	04-Oct-18	Distance	1.3km
	102/93 Cavanagh Street Cheltenham VIC 3192  2  1  1	Sold Price	\$490,500	Sold Date	05-Sep-18	Distance	1.37km

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.