

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

53 -55 Ross Street, Heathcote Vic 3523

Indicative selling price

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

Single price \$585,000

Median sale price*

Median price

House

Unit

Suburb

Heathcote

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

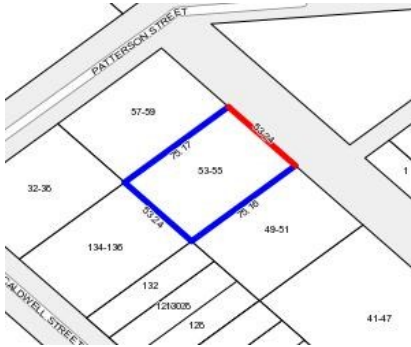
A* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4012 sqm approx

Agent Comments

Indicative Selling Price

\$585,000

No median price available

Comparable Properties

119 Caldwell St HEATHCOTE 3523 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 23/07/2018

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 33879 sqm approx

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.