Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	13/21 Heinz Street, White Hills Vic 3550
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$515,000	&	\$525,000
Range between	\$515,000	&	\$525,000

Median sale price

Median price	\$530,000	Pro	perty Type	House		Suburb	White Hills
Period - From	08/09/2021	to	07/09/2022		Source	REIV	

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4 Flemington PI ASCOT 3551	\$540,000	22/06/2022
2	65 Manna Gum Dr EPSOM 3551	\$510,000	10/08/2022
3	7/21 Heinz St WHITE HILLS 3550	\$503,000	07/06/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	08/09/2022 11:59













Property Type: Townhouse

(Single)

Land Size: 434 sqm approx

Agent Comments

Indicative Selling Price \$515,000 - \$525,000 **Median House Price**

08/09/2021 - 07/09/2022: \$530,000

Comparable Properties



4 Flemington PI ASCOT 3551 (REI/VG)





Agent Comments

Price: \$540,000 Method: Private Sale Date: 22/06/2022 Property Type: House Land Size: 428 sqm approx



65 Manna Gum Dr EPSOM 3551 (REI)

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Price: \$510,000 Method: Private Sale Date: 10/08/2022 Property Type: House Land Size: 490 sqm approx Agent Comments



7/21 Heinz St WHITE HILLS 3550 (REI/VG)



Price: \$503.000 Method: Private Sale Date: 07/06/2022 Property Type: House Land Size: 414 sqm approx Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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