

# 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  
Including suburb or  
locality and postcode

63 Kilmore Road, Heathcote Vic 3523

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$220,000 & \$242,000

### Median sale price\*

Median price Property Type Suburb Heathcote

Period - From to Source

### 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.

Address of comparable property	Price	Date of sale
1 70 Wright St HEATHCOTE 3523	\$280,000	11/11/2019
2 36 Playne St HEATHCOTE 3523	\$270,000	17/10/2018
3 141 Kilmore Rd HEATHCOTE 3523	\$265,500	27/02/2019

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: 11/03/2020 16:11

\* 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.



Property Type:  
Agent Comments

Indicative Selling Price  
\$220,000 - \$242,000  
No median price available

## Comparable Properties



70 Wright St HEATHCOTE 3523 (REI/VG)

Agent Comments

2 1 4

Price: \$280,000  
Method: Private Sale  
Date: 11/11/2019  
Property Type: House  
Land Size: 1010 sqm approx



36 Playne St HEATHCOTE 3523 (REI/VG)

Agent Comments

2 1 5

Price: \$270,000  
Method: Private Sale  
Date: 17/10/2018  
Rooms: 4  
Property Type: House  
Land Size: 792 sqm approx



141 Kilmore Rd HEATHCOTE 3523 (REI/VG)

Agent Comments

2 1 1

Price: \$265,500  
Method: Private Sale  
Date: 27/02/2019  
Rooms: 3  
Property Type: House  
Land Size: 1012 sqm approx