

# 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

44 Heinz Street, White Hills Vic 3550

### Indicative selling price

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

Single price

\$630,000

### Median sale price

Median price

\$495,000

Property Type

House

Suburb

White Hills

Period - From

01/10/2022

to

31/12/2022

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.

	Address of comparable property	Price	Date of sale
1	15 Hinton Rd ASCOT 3551	\$670,000	21/11/2021
2	93 Murphy St EAST BENDIGO 3550	\$655,000	09/02/2023
3	336 Napier St BENDIGO 3550	\$650,000	06/05/2022

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:

13/04/2023 13:22

44 Heinz Street, White Hills Vic 3550



Kaye Lazenby CEA (REIV)  
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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$630,000  
**Median House Price**  
December quarter 2022: \$495,000

## Comparable Properties

**15 Hinton Rd ASCOT 3551 (VG)**

Agent Comments



**Price:** \$670,000  
**Method:** Sale  
**Date:** 21/11/2021  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1259 sqm approx



**93 Murphy St EAST BENDIGO 3550 (REI/VG)**

Agent Comments



**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 09/02/2023  
**Property Type:** House  
**Land Size:** 1256 sqm approx



**336 Napier St BENDIGO 3550 (REI/VG)**

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 06/05/2022  
**Property Type:** House  
**Land Size:** 1012 sqm approx

**Account -** Dungey Carter Ketterer | P: 03 5440 5000



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