

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

Indicative selling price

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

Range between &

Median sale price*

Median price House Unit Suburb or locality
 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 eighteen 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	165 Kilmore Rd HEATHCOTE 3523	\$465,000	15/09/2017
2	81 Forest Dr HEATHCOTE 3523	\$437,500	19/01/2018
3	20 Caldwell St HEATHCOTE 3523	\$435,000	20/02/2018

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 eighteen months.~~

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



4 2 1

Rooms:
Property Type: House
Land Size: 4657 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price *
05/08/2018 - 05/02/2019: \$330,000
* Agent calculated median based on 3 sales

Comparable Properties



165 Kilmore Rd HEATHCOTE 3523 (REI/VG)

Agent Comments

4 2 3

Price: \$465,000
Method: Private Sale
Date: 15/09/2017
Rooms: 6
Property Type: House
Land Size: 1021 sqm approx



81 Forest Dr HEATHCOTE 3523 (REI/VG)

Agent Comments

4 2 8

Price: \$437,500
Method: Private Sale
Date: 19/01/2018
Rooms: -
Property Type: House
Land Size: 16188 sqm approx



20 Caldwell St HEATHCOTE 3523 (REI/VG)

Agent Comments

4 2 4

Price: \$435,000
Method: Private Sale
Date: 20/02/2018
Rooms: -
Property Type: House
Land Size: 4046 sqm approx