

# 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

4 Redgum Court Heathcote VIC 3523

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$620,000 & \$650,000

### Median sale price

Median price \$625,000 Property type House Suburb Heathcote

Period - From August 20 to Aug 21 Source Realestate.com.au

### 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
4 Fairy Dell Court Heathcote	\$625,000	16/08/2021
8 Fairy Dell Court Heathcote	\$625,000	15/06/2021
49-55 Ross Street Heathcote	\$550,000	11/08/2021

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: 19/08/2021