

## 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

22 Boomerang Place, 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)

Range between \$450,000 & \$470,000

### Median sale price

Median price

\$340,000

Property type

House

Suburb

Heathcote

Period - From

29<sup>th</sup> September 2019

to

29<sup>th</sup> September 2020

Source

Realestate.com.au

### Comparable property sales

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
8/21 Scullys Lane, Heathcote Vic 3523	\$380,000	7/10/2020
20 Marshall Crescent, Heathcote Vic 3523	\$455,000	07/10/2020
6 Boomerang Place, Heathcote Vic 3523	\$477,000	16/09/2020

This Statement of Information was prepared on: 6<sup>th</sup> November 2020