

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

16 BADEN DRIVE, HEATHCOTE JUNCTION, VIC 3758

Indicative selling price

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

Range between

\$710,000

&

\$750,000

Median sale price

Median price

\$635,000

Property type

House

Suburb

HEATHCOTE JUNCTION, VIC
3758

Period - From

Jan 2019

to

Dec 2019

Source

www.pricefinder.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
1. 35 STATION AVE, HEATHCOTE JUNCTION, VIC	\$720,000	13/08/2019
2. 4 FERN CRT, HEATHCOTE JUNCTION, VIC 3758	\$710,000	31/1/2019
3. No 3 rd Applicable sale – please see below to option B	\$XXX	XXX

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:

17/02/2020