

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)

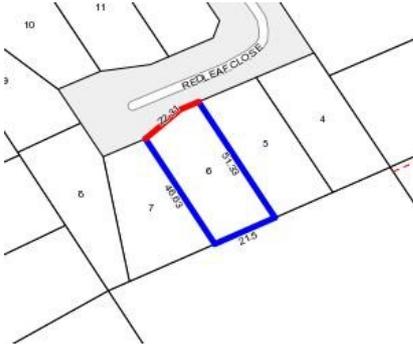
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 32 Ebden St HEATHCOTE 3523	\$285,000	04/05/2018
2 53 Ebden St HEATHCOTE 3523	\$283,500	08/05/2018
3 9 Redleaf CI HEATHCOTE 3523	\$250,000	31/08/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1045 sqm approx
 Agent Comments

Indicative Selling Price
 \$250,000 - \$275,000
No median price available

Comparable Properties



32 Ebdon St HEATHCOTE 3523 (REI/VG)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 04/05/2018
Rooms: 4
Property Type: House
Land Size: 1065 sqm approx



53 Ebdon St HEATHCOTE 3523 (VG)

Agent Comments



Price: \$283,500
Method: Sale
Date: 08/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 956 sqm approx



9 Redleaf CI HEATHCOTE 3523 (REI/VG)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 31/08/2017
Rooms: 5
Property Type: House
Land Size: 1000 sqm approx