## 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	Joo Boar	55 Beauchamp Street, Heathcote Vic 3523								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$500,000			& \$550,			000				
Median sale price*										
Median price	edian price		Property Type		Sub		urb	Heathcote		
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 29 Scullys La HEATHCOTE 3523							\$5	20,000	26/02/2020	
2 4493 Mcivor Hwy HEATHCOTE 3523							\$5	00,000	21/02/2021	
3										
OR							-			
<b>B*</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.										
This Statement of Information was prepared on:							18/05/2021 13:08			
* 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: 4

Property Type: House Land Size: 998 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 No median price available

## Comparable Properties



29 Scullys La HEATHCOTE 3523 (REI/VG)

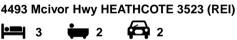


Price: \$520,000 Method: Private Sale Date: 26/02/2020 Rooms: 4

Property Type: House

Land Size: 1132 sqm approx





Agent Comments

Agent Comments

Price: \$500.000 Method: Private Sale Date: 21/02/2021 Property Type: House Land Size: 13000 sqm approx

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.

Account - Heathcote Real Estate | P: 03 5433 2200 | F: 03 5433 3003



