

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

36 Playne Street, Heathcote Vic 3523

Indicative selling price

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

Single price \$300,000

Median sale price

Median price \$297,500

House

X

Unit

Suburb or locality

Heathcote

Period - From 01/10/2016

to

30/09/2017

Source REIV

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		
2		
3		

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.~~



Rooms:
Property Type: Misc
 Improvements Residential (no
 dwelling)
Land Size: 792 sqm approx
 Agent Comments

Indicative Selling Price

\$300,000

Median House Price

Year ending September 2017: \$297,500

Comparable Properties



3 Fairy Dell Ct HEATHCOTE 3523 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 05/02/2015
Rooms: 5
Property Type: House
Land Size: 1345 sqm approx



1 Fairy Dell Ct HEATHCOTE 3523 (VG)

Agent Comments



Price: \$329,000
Method: Sale
Date: 13/04/2006
Rooms: -
Property Type: House (Previously Occupied -
 Detached)
Land Size: 1075 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.