

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 and
postcode

63 MEADOWS LANE HEATHCOTE VIC 3523

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Heathcote

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 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

109 MEADOWS LANE HEATHCOTE VIC 3523	\$805,000	19-Nov-21
11 FIELD ROAD HEATHCOTE VIC 3523	\$720,000	27-Aug-21
49 HORSBURGH COURT HEATHCOTE VIC 3523	\$700,000	02-Jun-21

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 18 months.

This Statement of Information was prepared on: 05 October 2022



109 MEADOWS LANE HEATHCOTE VIC 3523

 4  2  8

Sold Price

\$805,000

Sold Date

19-Nov-21

Distance

0.53km



11 FIELD ROAD HEATHCOTE VIC 3523

 3  2  6

Sold Price

\$720,000

Sold Date

27-Aug-21

Distance

1.35km



49 HORSBURGH COURT HEATHCOTE VIC 3523

 4  2  6

Sold Price

\$700,000

Sold Date

02-Jun-21

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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