



# STATEMENT OF INFORMATION

53 EBDEN ST, HEATHCOTE, VIC 3523

PREPARED BY EXPERT REAL ESTATE, 89 HIGH STREET HEATHCOTE VIC. 3523

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**53 EBDEN ST, HEATHCOTE, VIC 3523**

 3  1  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$282,000 to \$311,000**

## MEDIAN SALE PRICE



**HEATHCOTE, VIC, 3523**

**Suburb Median Sale Price (House)**

**\$390,000**

01 October 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**161 HIGH ST, HEATHCOTE, VIC 3523**

 3  1  4

**Sale Price**

**\*\$310,000**

Sale Date: 23/03/2018

Distance from Property: 537m



**24 EBDEN ST, HEATHCOTE, VIC 3523**

 3  1  2

**Sale Price**

**\$275,000**

Sale Date: 03/12/2017

Distance from Property: 185m



**51 BEAUCHAMP ST, HEATHCOTE, VIC 3523**

 3  1  2

**Sale Price**

**\*\*\$302,500**

Sale Date: 05/02/2018

Distance from Property: 619m



This report has been compiled on 11/04/2018 by Expert Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

53 EBDEN ST, HEATHCOTE, VIC 3523

Indicative selling price

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Price Range:

\$282,000 to \$311,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

HEATHCOTE

Period

01 October 2017 to 31 March 2018

Source



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
161 HIGH ST, HEATHCOTE, VIC 3523	*\$310,000	23/03/2018
24 EBDEN ST, HEATHCOTE, VIC 3523	\$275,000	03/12/2017
51 BEAUCHAMP ST, HEATHCOTE, VIC 3523	**\$302,500	05/02/2018