





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 53 EBDEN ST, HEATHCOTE, VIC 3523







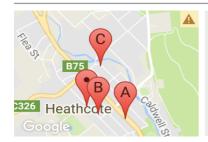
**Indicative Selling Price** 

For the meaning of this price see 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: **pricefinder** 

### **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







Sale Price

\*\$310,000

Sale Date: 23/03/2018

Distance from Property: 537m





24 EBDEN ST, HEATHCOTE, VIC 3523









Sale Price

\$275,000

Sale Date: 03/12/2017

Distance from Property: 185m





51 BEAUCHAMP ST, HEATHCOTE, VIC 3523









Sale Price

\*\*\$302,500

Sale Date: 05/02/2018

Distance from Property: 619m



## 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
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## Indicative selling price

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

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	се	_ p	ricefinder	

### 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