

## 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

25 Last Street, Heathcote Vic 3523

### Indicative selling price

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

Range between \$650,000 & \$700,000

### Median sale price

Median price

\$500,000

Property type

House

Suburb

Heathcote

Period - From

June 2021

to

June 2022

Source

Realestate.com

### 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

5 Boodie Street, Heathcote	\$730,000	27 <sup>th</sup> June 2022
39 Ross Street, Heathcote	\$650,000	4 <sup>th</sup> April 2022
10 Boomerang Street, Heathcote	\$810,000	2 <sup>nd</sup> June 2022

This Statement of Information was prepared on: 25/07/2022