

Adrian Harris
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	Property	offered	for	sale
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Address	53-55 Ross Street, Heathcote Vic 3523
Including suburb and	
postcode	

Indicative selling price

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

\$390,000

Median sale price

Median price	\$300,000	Hou	ise X	Unit		Suburb	Heathcote
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	43-45 Back Kyneton Rd HEATHCOTE 3523	\$470,000	21/08/2017
2	66 Hall Rd HEATHCOTE 3523	\$430,000	06/09/2017
3	34 Ross St HEATHCOTE 3523	\$335,000	06/04/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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> **Indicative Selling Price** \$390,000 **Median House Price** June quarter 2017: \$300,000





Property Type: House (Previously

Occupied - Detached) Land Size: 4012 sqm approx

Agent Comments

Comparable Properties



43-45 Back Kyneton Rd HEATHCOTE 3523

(REI)

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Price: \$470,000 Method: Private Sale Date: 21/08/2017

Rooms: 6

Property Type: House Land Size: 33185 sqm approx





Price: \$430.000 Method: Private Sale Date: 06/09/2017 Rooms: 5

Property Type: House

Land Size: 20000 sqm approx

Agent Comments

Agent Comments



34 Ross St HEATHCOTE 3523 (REI/VG)

= 3



Price: \$335,000 Method: Private Sale Date: 06/04/2017

Rooms: 4

Property Type: House Land Size: 659 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments