

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53-55 Ross Street, Heathcote Vic 3523

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$300,000

House

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.~~

53-55 Ross Street, Heathcote Vic 3523



Adrian Harris

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Indicative Selling Price

\$390,000

Median House Price

June quarter 2017: \$300,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 4012 sqm approx

Agent Comments

Comparable Properties



43-45 Back Kyneton Rd HEATHCOTE 3523 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 21/08/2017

Rooms: 6

Property Type: House

Land Size: 33185 sqm approx



66 Hall Rd HEATHCOTE 3523 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 06/09/2017

Rooms: 5

Property Type: House

Land Size: 20000 sqm approx



34 Ross St HEATHCOTE 3523 (REI/VG)

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 06/04/2017

Rooms: 4

Property Type: House

Land Size: 659 sqm approx