

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5548 CALDER HIGHWAY, BIG HILL, VIC

4 2 4

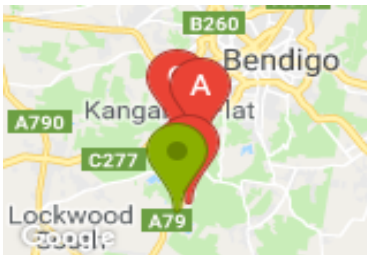
Indicative Selling Price

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

Single Price: \$390,000

Provided by: Greg Heard, Heard & Co. Real Estate

MEDIAN SALE PRICE



BIG HILL, VIC, 3555

Suburb Median Sale Price (House)

\$370,000

01 July 2017 to 30 June 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.



12 SHELTONS RD, KANGAROO FLAT, VIC 3555

3 1 2

Sale Price

\$365,000

Sale Date: 20/07/2017

Distance from Property: 3.9km



39 MCINNES ST, BIG HILL, VIC 3555

4 2 2

Sale Price

\$370,000

Sale Date: 22/03/2018

Distance from Property: 735m



16 PEACE ST, KANGAROO FLAT, VIC 3555

3 2 5

Sale Price

\$370,000

Sale Date: 07/12/2017

Distance from Property: 4.3km



This report has been compiled on 06/07/2018 by Heard & Co. Real Estate. Property Data Solutions Pty Ltd 2018 - 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

5548 CALDER HIGHWAY, BIG HILL, VIC

Indicative selling price

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

Single Price:

\$390,000

Median sale price

Median price

\$370,000

House

X

Unit


Suburb

BIG HILL

Period

01 July 2017 to 30 June 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
12 SHELTONS RD, KANGAROO FLAT, VIC 3555	\$365,000	20/07/2017
39 MCINNES ST, BIG HILL, VIC 3555	\$370,000	22/03/2018
16 PEACE ST, KANGAROO FLAT, VIC 3555	\$370,000	07/12/2017