
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

9 Range Avenue, Heathcote Junction VIC 3758

Indicative selling price

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

Price range
between

\$520,000

&

\$560,000

Median sale price

Median price

\$600,000

House

X

Suburb or
locality

HEATHCOTE JUNCTION VIC 3758

Period - From

January 2018

to

March 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
1. 9 North Mountain Road, Heathcote Junction VIC 3758	\$530,000	18/03/2018
2. 31 Affleck Street, Wandong VIC 3758	\$548,000	26/04/2018
3. 29 View Road, Heathcote Junction VIC 3758	\$560,000	31/01/2018

Property data source: www.pricefinder.com.au Generated on 12th June 2018.