

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

330 Spring Flat Road, Heathcote Vic 3523

Indicative selling price

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

Range between \$330,000 & \$363,000

Median sale price

Median price \$380,000

Property Type House

Suburb Heathcote

Period - From 01/10/2018

to 30/09/2019

Source REIV

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

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	51 Ambers Dr HEATHCOTE 3523	\$330,000	11/11/2018
2	19 Caldwell St HEATHCOTE 3523	\$310,000	20/07/2018
3			

OR

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

This Statement of Information was prepared on:

06/11/2019 10:53



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Property Type: House -
Semi-detached
Land Size: 79713 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$363,000
Median House Price
Year ending September 2019: \$380,000

Comparable Properties



51 Ambers Dr HEATHCOTE 3523 (REI/VG)

Agent Comments

 2  2  2

Price: \$330,000
Method: Private Sale
Date: 11/11/2018
Rooms: 3
Property Type: House
Land Size: 4040 sqm approx



19 Caldwell St HEATHCOTE 3523 (REI/VG)

Agent Comments

 2  1  -

Price: \$310,000
Method: Private Sale
Date: 20/07/2018
Property Type: House
Land Size: 5121 sqm approx

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