

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980


**196 HIGH STREET, HEATHCOTE, VIC 3523**
 3
  1
  4

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)
 Price Range: **\$550,000 to \$600,000**

Provided by: Brian Lawry, Ray White Heathcote

## MEDIAN SALE PRICE



## HEATHCOTE, VIC, 3523

Suburb Median Sale Price (House)

**\$590,000**

01 October 2023 to 30 September 2024

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 agents representative considers to be most comparable to the property for sale.


**14 HOSPITAL ST, HEATHCOTE, VIC 3523**
 3
  2
  1

Sale Price

**\*\$465,000**

Sale Date: 29/10/2024

Distance from Property: 1.9km


**26 CRAVEN CRES, HEATHCOTE, VIC 3523**
 3
  1
  8

Sale Price

**\*\$550,000**

Sale Date: 28/10/2024

Distance from Property: 1.2km


**15 PLAYNE ST, HEATHCOTE, VIC 3523**
 3
  1
  1

Sale Price

**\*\$380,000**

Sale Date: 24/10/2024

Distance from Property: 447m



This report has been compiled on 02/11/2024 by Ray White Heathcote. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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