

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 SHAKESPERE STREET, HEATHCOTE,

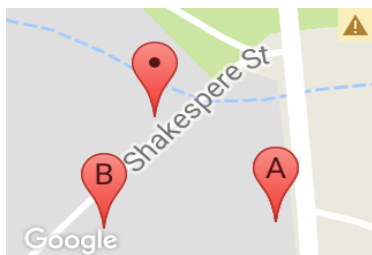
 4  2  1

Indicative Selling Price

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

Price Range: \$437,000 to \$483,000

MEDIAN SALE PRICE



HEATHCOTE, VIC, 3523

Suburb Median Sale Price (House)

\$300,000

01 October 2016 to 30 September 2017

Provided by: 

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.



139 HEATHCOTE-NORTH COSTERFIELD RD,

 4  2  10

Sale Price

\$430,000

Sale Date: 18/01/2017

Distance from Property: 137m



7 SHAKESPERE ST, HEATHCOTE, VIC 3523

 4  2  7

Sale Price

\$485,000

Sale Date: 22/07/2016

Distance from Property: 109m



139 HEATHCOTE-NORTH COSTERFIELD RD,

 4  2  6

Sale Price

\$465,000

Sale Date: 15/09/2015

Distance from Property: 137m



This report has been compiled on 05/10/2017 by Maher Real Estate. Property Data Solutions Pty Ltd 2017 - 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

4 SHAKESPERE STREET, HEATHCOTE, VIC 3523

Indicative selling price

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

Price Range:

\$437,000 to \$483,000

Median sale price

Median price

\$300,000

House

X

Unit


Suburb

HEATHCOTE

Period

01 October 2016 to 30 September 2017

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
139 HEATHCOTE-NORTH COSTERFIELD RD, HEATHCOTE, VIC 3523	\$430,000	18/01/2017
7 SHAKESPERE ST, HEATHCOTE, VIC 3523	\$485,000	22/07/2016
139 HEATHCOTE-NORTH COSTERFIELD RD, HEATHCOTE, VIC 3523	\$465,000	15/09/2015