

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**81 FOREST DRIVE, HEATHCOTE, VIC 3523**  4  2  6

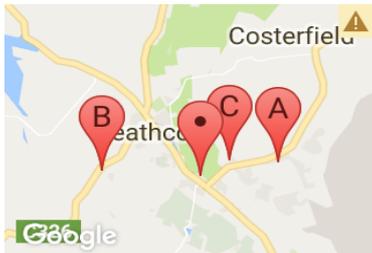
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$450,000 to \$460,000**

Provided by: Bronwyn Hosking, Bendigo Property Plus

## MEDIAN SALE PRICE



**HEATHCOTE, VIC, 3523**

Suburb Median Sale Price (House)

**\$310,250**

01 July 2016 to 30 June 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.



**36 FIELD RD, HEATHCOTE, VIC 3523**

 3  2  6

Sale Price

**\$450,000**

Sale Date: 19/03/2017

Distance from Property: 4.1km



**405 HEATHCOTE-REDESDALE RD, HEATHCOTE,**  3  2  6

Sale Price

**\$465,000**

Sale Date: 19/12/2016

Distance from Property: 5.2km



**609 HYLANDS LANE, HEATHCOTE, VIC 3523**  3  2  3

Sale Price

**\$460,000**

Sale Date: 17/11/2016

Distance from Property: 1.7km



This report has been compiled on 14/09/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

81 FOREST DRIVE, HEATHCOTE, VIC 3523

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$450,000 to \$460,000

### Median sale price

Median price \$310,250

House

Unit

Suburb

HEATHCOTE

Period 01 July 2016 to 30 June 2017

Source

pricfinder

### 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
36 FIELD RD, HEATHCOTE, VIC 3523	\$450,000	19/03/2017
405 HEATHCOTE-REDESDALE RD, HEATHCOTE, VIC 3523	\$465,000	19/12/2016
609 HYLANDS LANE, HEATHCOTE, VIC 3523	\$460,000	17/11/2016