

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

35 Ebdon Street, Heathcote Vic 3523

Indicative selling price

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

Range between \$310,000

&

\$341,000

Median sale price*

Median price House Unit Suburb or locality Heathcote

Period - From to Source

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

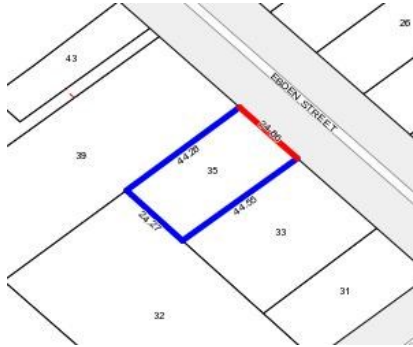
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	lot 14 Broodie St HEATHCOTE 3523	\$395,000	29/03/2018
2	24 Ebdon St HEATHCOTE 3523	\$275,000	16/02/2018
3	90 Caldwell St HEATHCOTE 3523	\$368,000	30/01/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1073 sqm approx

Agent Comments

Indicative Selling Price
\$310,000 - \$341,000
No median price available

Comparable Properties



lot 14 Broodie St HEATHCOTE 3523 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 29/03/2018

Rooms: 5

Property Type: House

Land Size: 1012 sqm approx



24 Ebdon St HEATHCOTE 3523 (REI)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 16/02/2018

Rooms: 5

Property Type: House

Land Size: 1000 sqm approx



90 Caldwell St HEATHCOTE 3523 (REI/VG)

Agent Comments



Price: \$368,000

Method: Private Sale

Date: 30/01/2018

Rooms: 5

Property Type: House

Land Size: 1012 sqm approx