

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

46 Golf Links Lane, Heathcote Vic 3523

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$420,000 & \$455,000

Median sale price

Median price

\$473,000

Property type

House

Suburb

Heathcote

Period - From

April 2021

to

April 2022

Source

Realestate.com.au

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
26 High Street, Heathcote Vic 3523	\$430,000	14 th September 2021
1-5 Clouston Court, Heathcote Vic 3523	\$466,000	18 th November 2021
45 Beauchamp Street, Heathcote Vic 3523	\$350,000	7 th September 2021

This Statement of Information was prepared on: 12th May 2022