

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**51 BEAUCHAMP STREET, HEATHCOTE,**

 3  1  2

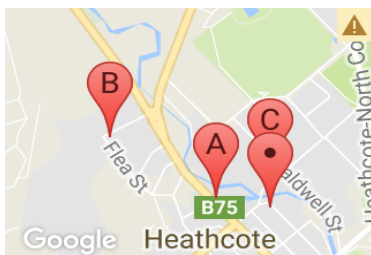
**Indicative Selling Price**

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

**Price Range: 310,000 to \$320,000**

Provided by: Bronwyn Hosking, Bendigo Property Plus

## MEDIAN SALE PRICE



**HEATHCOTE, VIC, 3523**

**Suburb Median Sale Price (House)**

**\$314,000**

01 January 2017 to 31 December 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.



**252 HIGH ST, HEATHCOTE, VIC 3523**

 3  1  3

**Sale Price**

**\$300,000**

Sale Date: 08/05/2017

Distance from Property: 361m



**25 SPEED ST, HEATHCOTE, VIC 3523**

 3  1  5

**Sale Price**

**\$320,000**

Sale Date: 01/02/2017

Distance from Property: 1.2km



**101 BENNETT ST, HEATHCOTE, VIC 3523**

 3  1  3

**Sale Price**

**\$322,500**

Sale Date: 18/08/2017

Distance from Property: 245m



This report has been compiled on 16/01/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [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

51 BEAUCHAMP STREET, 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:

310,000 to \$320,000

Median sale price

Median price

\$314,000

House

X

Unit


Suburb

HEATHCOTE

Period

01 January 2017 to 31 December 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
252 HIGH ST, HEATHCOTE, VIC 3523	\$300,000	08/05/2017
25 SPEED ST, HEATHCOTE, VIC 3523	\$320,000	01/02/2017
101 BENNETT ST, HEATHCOTE, VIC 3523	\$322,500	18/08/2017