

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 HOSPITAL STREET, HEATHCOTE, VIC

 4  2  -

Indicative Selling Price

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

Price Range: \$175,000 to \$195,000

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.



16 MITCHELL ST, HEATHCOTE, VIC 3523

 3  1  1

Sale Price

\$185,000

Sale Date: 24/10/2016

Distance from Property: 2.4km



13 THOMAS ST, HEATHCOTE, VIC 3523

 3  1  1

Sale Price

\$182,500

Sale Date: 15/09/2016

Distance from Property: 662m



6 PALM CRT, HEATHCOTE, VIC 3523

 3  1  2

Sale Price

\$178,000

Sale Date: 18/04/2016

Distance from Property: 150m



This report has been compiled on 11/09/2017 by Expert 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

2 HOSPITAL STREET, HEATHCOTE, VIC 3523

Indicative selling price

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

Price Range:

\$175,000 to \$195,000

Median sale price

Median price

\$310,250

House

X

Unit


Suburb

HEATHCOTE

Period

01 July 2016 to 30 June 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
16 MITCHELL ST, HEATHCOTE, VIC 3523	\$185,000	24/10/2016
13 THOMAS ST, HEATHCOTE, VIC 3523	\$182,500	15/09/2016
6 PALM CRT, HEATHCOTE, VIC 3523	\$178,000	18/04/2016