

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 and
postcode

LOT 25 YEMM 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)

Single Price

or range
between

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$381,818

Property type

Land

Suburb

Heathcote

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 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

LOT 23 YEMM LANE HEATHCOTE VIC 3523	\$495,000	11-Dec-22
109 TRELLIS DRIVE HEATHCOTE VIC 3523	\$490,000	28-Apr-22
LOT 2 WAPPENTAKE ROAD HEATHCOTE VIC 3523	\$425,000	29-Nov-21

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 18 months.

This Statement of Information was prepared on: 18 February 2025

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**LOT 23 YEMM LANE HEATHCOTE
VIC 3523**

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Sold Price **\$495,000** Sold Date **11-Dec-22**

Distance **0.38km**



**109 TRELLIS DRIVE HEATHCOTE
VIC 3523**

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Sold Price **\$490,000** Sold Date **28-Apr-22**

Distance **8.85km**



**LOT 2 WAPPENTAKE ROAD
HEATHCOTE VIC 3523**

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Sold Price **\$425,000** Sold Date **29-Nov-21**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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