

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

78 High Street 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,250

*House

X

*Unit

Suburb

Heathcote

Period-from

01 Jul 2018

to

30 Jun 2019

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

14 Playne Street Heathcote VIC 3523	\$335,000	06-Feb-19
161 High Street Heathcote VIC 3523	\$310,000	06-Apr-18
46 Wright Street Heathcote VIC 3523	\$330,000	22-Feb-18

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.~~

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14 Playne Street Heathcote VIC 3523
 3  1  1

Sold Price

\$335,000

Sold Date

06-Feb-19

Distance

0.78km

161 High Street Heathcote VIC 3523
 3  1  4

Sold Price

\$310,000

Sold Date

06-Apr-18

Distance

0.79km

46 Wright Street Heathcote VIC 3523
 4  2  2

Sold Price

\$330,000

Sold Date

22-Feb-18

Distance

1.08km

51 Wright Street Heathcote VIC 3523
 3  1  1

Sold Price

\$335,000

Sold Date

19-Feb-19

Distance

1.12km

85 Wright Street Heathcote VIC 3523
 3  1  2

Sold Price

\$326,000

Sold Date

07-Dec-17

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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