

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

2-18 Beauchamp 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)

or range between \$860,000 & \$930,000

Median sale price

Median price \$540,000 Property type *Rural house* Suburb Heathcote

Period - From Feb 2021 to Feb 2022 Source Realestate.com.au

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.

6 Hamilton Court Heathcote	\$895,000	19/10/21
4536B Mclvor Hwy Heathcote	\$865,000	30/06/2021
233 Wappentake Road Heathcote	\$905,000	22/04/2022

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: 28/03/2022