

# 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

Lot 18 Peels Lane Heathcote VIC 3523

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range between  &

### Median sale price

Median price  Property type  Suburb

Period - From  to  Source

### 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.

4 Bradleys Lane Heathcote	\$485,000	19/10/21
15 Hall Road Heathcote	\$450,000	07/01/2022
Lot 2 Wappentake Road Heathcote	\$425,000	14/01/2022

**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: