



STATEMENT OF INFORMATION

40 ROSS STREET, HEATHCOTE, VIC 3523

PREPARED BY JENNIFER HALL, CONNALLY'S REAL ESTATE HEATHCOTE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 ROSS STREET, HEATHCOTE, VIC 3523  3  2  2

Indicative Selling Price

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

Single Price: **\$600,000**

MEDIAN SALE PRICE



HEATHCOTE, VIC, 3523

Suburb Median Sale Price (House)

\$567,500

01 July 2022 to 30 June 2023

Provided by:  pricefinder

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.



25 BEAUCHAMP ST, HEATHCOTE, VIC 3523  3  1  4

Sale Price

\$622,500

Sale Date: 08/09/2022

Distance from Property: 857m 



10 SHAKESPERE ST, HEATHCOTE, VIC 3523  3  1  6

Sale Price

\$565,000

Sale Date: 29/06/2022

Distance from Property: 296m 



131 HEATHCOTE-NORTH COSTERFIELD RD,  3  -  -

Sale Price

\$680,000

Sale Date: 20/06/2022

Distance from Property: 498m 

This report has been compiled on 31/08/2023 by Connally's Real Estate Heathcote. Property Data Solutions Pty Ltd 2023 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

40 ROSS STREET, HEATHCOTE, VIC 3523

Indicative selling price

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

Single Price:

\$600,000

Median sale price

Median price

\$567,500

Property type

House

Suburb

HEATHCOTE

Period

01 July 2022 to 30 June 2023

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

25 BEAUCHAMP ST, HEATHCOTE, VIC 3523	\$622,500	08/09/2022
10 SHAKESPERE ST, HEATHCOTE, VIC 3523	\$565,000	29/06/2022
131 HEATHCOTE-NORTH COSTERFIELD RD, HEATHCOTE, VIC 3523	\$680,000	20/06/2022

This Statement of Information was prepared on:

31/08/2023