

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

3 O'Brien Court 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 \$490,000 & \$540,000

Median sale price

Median price \$590,000 Property type *Vacant Land* Suburb Heathcote

Period - From Jan 2021 to Jan 2022 Source Realestate.com

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.

18 Mandel Court, Heathcote, Vic 3523	23/02/23	\$400,000
23 Yemm Lane, Heathcote, Vic 3523	14/12/22	\$495,000
Lot 6, Hylands Lane, Heathcote, Vic 3523	30/06/23	\$450,000

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: 11/04/2023