

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 HEATHCOTE-NAGAMBIE ROAD,

 3  1  7

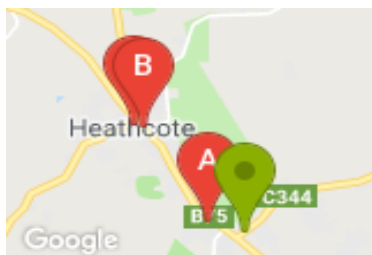
Indicative Selling Price

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

Single Price: \$375,000

Provided by: Steve Taylor, A Little Birdie Told Me

MEDIAN SALE PRICE



HEATHCOTE, VIC, 3523

Suburb Median Sale Price (House)

\$350,000

01 July 2018 to 30 June 2019

Provided by: 

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.



16 KILROY ST, HEATHCOTE, VIC 3523

 3  1  3

Sale Price

***\$325,000**

Sale Date: 05/06/2019

Distance from Property: 1km



209 HIGH ST, HEATHCOTE, VIC 3523

 3  2  4

Sale Price

\$465,000

Sale Date: 08/05/2019

Distance from Property: 4km



74 PLAYNE ST, HEATHCOTE, VIC 3523

 3  2  -

Sale Price

\$320,000

Sale Date: 05/04/2019

Distance from Property: 4.3km



This report has been compiled on 09/07/2019 by A Little Birdie Told Me. Property Data Solutions Pty Ltd 2019 - www.pricfinder.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

30 HEATHCOTE-NAGAMBIE ROAD, HEATHCOTE, VIC 3523


Indicative selling price

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

Single Price: \$375,000

Median sale price

Median price \$350,000 House Unit Suburb HEATHCOTE

Period 01 July 2018 to 30 June 2019 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
16 KILROY ST, HEATHCOTE, VIC 3523	*\$325,000	05/06/2019
209 HIGH ST, HEATHCOTE, VIC 3523	\$465,000	08/05/2019
74 PLAYNE ST, HEATHCOTE, VIC 3523	\$320,000	05/04/2019