

Adrian Harris
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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address Including suburb or locality andpostcode	24 Ebden Street, Heathcote Vic 3523

Indicative selling price

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i or the meaning	OI LINS	price see	consumer.vic.gov.au	anaci quoting

Range between	\$300,000	&	\$325,000
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Median sale price

Median price	\$262,500	Hou	se X	Unit		Suburb or locality	Heathcote
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	252 High St HEATHCOTE 3523	\$300,000	08/05/2017
2	22 Ebden St HEATHCOTE 3523	\$280,000	03/04/2017
3	133 Kilmore Rd HEATHCOTE 3523	\$260,000	19/10/2017

OR

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 eighteen months.

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Indicative Selling Price \$300,000 - \$325,000 Median House Price September quarter 2017: \$262,500



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Rooms

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1172 sqm approx

Agent Comments

Comparable Properties



252 High St HEATHCOTE 3523 (VG)

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Price: \$300,000 Method: Sale Date: 08/05/2017

Rooms: -

Property Type: House (Res) **Land Size:** 3520 sqm approx



Agent Comments

Agent Comments



22 Ebden St HEATHCOTE 3523 (VG)

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Price: \$280,000 Method: Sale Date: 03/04/2017

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 1327 sqm approx

133 Kilmore Rd HEATHCOTE 3523 (REI)







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Price: \$260,000 **Method:** Private Sale **Date:** 19/10/2017

Rooms: -

Property Type: House

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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