

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

24 Ebden Street, Heathcote Vic 3523

Indicative selling price

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

Range between \$300,000

&

\$325,000

Median sale price

Median price \$262,500

House

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.

	Address 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.~~

24 Ebdon Street, Heathcote Vic 3523



Adrian Harris

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Indicative Selling Price

\$300,000 - \$325,000

Median House Price

September quarter 2017: \$262,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1172 sqm approx

Agent Comments

Comparable Properties



252 High St HEATHCOTE 3523 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 08/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 3520 sqm approx



22 Ebdon St HEATHCOTE 3523 (VG)

Agent Comments



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)

Agent Comments



Price: \$260,000

Method: Private Sale

Date: 19/10/2017

Rooms: -

Property Type: House