

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

Lot 4 Hylands Lane, Heathcote Vic 3523

Indicative selling price

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

Range between \$385,000

&

\$423,500

Median sale price*

Median price

Property Type

Suburb

Heathcote

Period - From

to

Source

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	32 Speed St HEATHCOTE 3523	\$392,000	08/12/2020
2			
3			

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.

This Statement of Information was prepared on:

27/10/2021 19:09

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Lot 4 Hylands Lane, Heathcote Vic 3523



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Indicative Selling Price

\$385,000 - \$423,500

No median price available



Property Type:

Agent Comments

Comparable Properties



32 Speed St HEATHCOTE 3523 (VG)



Agent Comments

Price: \$392,000

Method: Sale

Date: 08/12/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 5866 sqm approx

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.

Account - Heathcote Real Estate | P: 03 5433 2200 | F: 03 5433 3003



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