

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

60 Ebdon Street, Heathcote Vic 3523

Indicative selling price

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

Range between

\$307,000

 &

\$337,000

Median sale price

Median price

\$310,000

 House

X

 Unit

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 Suburb or locality

Heathcote

Period - From

01/01/2018

 to

31/03/2018

 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 46 Wright St HEATHCOTE 3523	\$330,000	07/03/2018
2 85 Wright St HEATHCOTE 3523	\$326,000	15/01/2018
3 161 High St HEATHCOTE 3523	\$310,000	23/03/2018

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.~~