

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

5-23 Patterson Street, Heathcote, VIC 3523

INDICATIVE SELLING PRICE

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

Single Price \$142,000

MEDIAN SALE PRICE

Median price \$105,000 | House | Heathcote (3523)

Period - From 1 November 2016 to 31 October 2017 | Source - RP Data

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
84 CALDWELL ST, HEATHCOTE VIC 3523	\$140,000	04/07/2017
34 CALDWELL ST, HEATHCOTE VIC 3523	\$147,500	11/08/2016
11 BUGLERS LANE, HEATHCOTE VIC 3523	\$130,000	19/09/2017

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

McKean McGregor - 03 5454 6600
174 Strickland Road, Strathdale 3550
PO Box 50 Bendigo VIC 3552