

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 WATTLE DRIVE, HEATHCOTE, VIC 3523  3  2  3

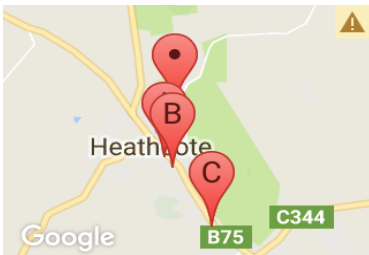
Indicative Selling Price

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

Price Range: \$390,000 to \$400,000

Provided by: Bronwyn Hosking, Bendigo Property Plus

MEDIAN SALE PRICE



HEATHCOTE, VIC, 3523

Suburb Median Sale Price (House)

\$300,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



20 CHAUNCEY ST, HEATHCOTE, VIC 3523  3  2  2

Sale Price

\$412,000

Sale Date: 23/01/2017

Distance from Property: 1.4km



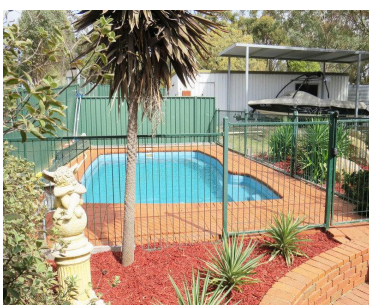
1 PLAYNE ST, HEATHCOTE, VIC 3523  3  2  2

Sale Price

\$390,000

Sale Date: 22/09/2016

Distance from Property: 1.7km



131 KILMORE RD, HEATHCOTE, VIC 3523  4  2  2

Sale Price

\$380,000

Sale Date: 07/11/2016

Distance from Property: 3.6km



This report has been compiled on 02/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 WATTLE DRIVE, HEATHCOTE, VIC 3523

Indicative selling price

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

Price Range:

\$390,000 to \$400,000

Median sale price

Median price

\$300,000

House

X

Unit

Suburb

HEATHCOTE

Period

01 October 2016 to 30 September 2017

Source



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
20 CHAUNCEY ST, HEATHCOTE, VIC 3523	\$412,000	23/01/2017
1 PLAYNE ST, HEATHCOTE, VIC 3523	\$390,000	22/09/2016
131 KILMORE RD, HEATHCOTE, VIC 3523	\$380,000	07/11/2016