

STATEMENT OF INFORMATION

8 BRENNAN ROAD, HEATHCOTE, VIC 3523 PREPARED BY CONNALLY'S REAL ESTATE HEATHCOTE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



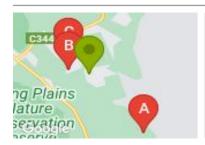
8 BRENNAN ROAD, HEATHCOTE, VIC 3523 4 😩 2 😂 -

Indicative Selling Price

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

\$700,000 to \$740,000 Price Range:

MEDIAN SALE PRICE



HEATHCOTE, VIC, 3523

Suburb Median Sale Price (House)

\$550,000

01 October 2022 to 30 September 2023

Provided by: **pricefinder**

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.



125 YOUNGS LANE, TOOBORAC, VIC 3522







Sale Price

\$635,000

Sale Date: 25/11/2022

Distance from Property: 4.4km





27 PALLING RD, HEATHCOTE, VIC 3523







Sale Price

\$720,000

Sale Date: 03/10/2022

Distance from Property: 1.1km





COMMINS COMMINS LANE, HEATHCOTE, VIC 🕮 3 🕒 -







Sale Price

\$280,000

Sale Date: 20/12/2022

Distance from Property: 1.5km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

8 BRENNAN ROAD, HEATHCOTE, VIC 3523

Indicative selling price

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

Price Range: \$700,000 to \$740,000

Median sale price

Median price	\$550,000	Property type	House	Suburb	HEATHCOTE
Period	01 October 2022 to 30 2023	September	Source	p	ricefinder

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
125 YOUNGS LANE, TOOBORAC, VIC 3522	\$635,000	25/11/2022
27 PALLING RD, HEATHCOTE, VIC 3523	\$720,000	03/10/2022
COMMINS COMMINS LANE, HEATHCOTE, VIC 3523	\$280,000	20/12/2022

This Statement of Information was prepared on:

18/12/2023

