

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 PLAYNE STREET, HEATHCOTE, VIC

3 2 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$620,000 to \$640,000**

Provided by: Brian Lawry, Ray White Heathcote

## MEDIAN SALE PRICE



HEATHCOTE, VIC, 3523

Suburb Median Sale Price (House)

**\$557,500**

01 April 2023 to 31 March 2024

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.



7 CLOUSTON CRT, HEATHCOTE, VIC 3523

3 2 6

Sale Price

**\*\$478,000**

Sale Date: 28/05/2024

Distance from Property: 741m



23 MCMAHON ST, HEATHCOTE, VIC 3523

3 2 1

Sale Price

**\$505,000**

Sale Date: 04/04/2024

Distance from Property: 1.7km



27 WATTLE DR, HEATHCOTE, VIC 3523

3 1 4

Sale Price

**\$565,000**

Sale Date: 24/02/2024

Distance from Property: 1.3km



This report has been compiled on 14/06/2024 by Ray White Heathcote. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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