

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/1 Hospital Street, HEATHCOTE 3523

Unit

 2 beds

 1 baths

 1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range from \$ 220,000 - \$ 240,000

### Median sale price

Median **Unit** for **HEATHCOTE** for period **Apr 2016 - Mar 2017**  
Sourced from **Pricefinder**.

## \$ 230,000

### 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 the most comparable to the property for sale.

**5/1 Hospital street,**  
Heathcote 3523      Price \$ 175,000 Sold 11 March 2017

**2/42 Playne Street,**  
Heathcote 3523      Price \$ 255,000 Sold 29 April 2017

**12 McMahon Street,**  
Heathcote 3523      Price \$ 228,000 Sold 13 August 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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