Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9 GLENBURNIE AVENUE HEATHCOTE JUNCTION VIC 3758

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$750,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$835,000	Property type	House	Suburb	Heathcote Junction
Period-from	01 Dec 2023	to	30 Nov 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
69 NORTH MOUNTAIN ROAD HEATHCOTE JUNCTION VIC 3758	$780,000	04-Jul-24
29 GLENBURNIE AVENUE HEATHCOTE JUNCTION VIC 3758	$835,000	11-Mar-24
42 RANGE AVENUE HEATHCOTE JUNCTION VIC 3758	$895,000	06-Nov-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 December 2024

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69 NORTH MOUNTAIN ROAD HEATHCOTE JUNCTION VIC 3758

3 2 3

Sold Price **$780,000** Sold Date **04-Jul-24**

Distance **0.19km**



29 GLENBURNIE AVENUE HEATHCOTE JUNCTION VIC 3758

3 2 6

Sold Price **$835,000** Sold Date **11-Mar-24**

Distance **0.12km**



42 RANGE AVENUE HEATHCOTE JUNCTION VIC 3758

4 2 -

Sold Price RS **$895,000** Sold Date **06-Nov-24**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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