

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Address	1/34 Bamfield Road, Heidelberg Heights Vic 3081
Including suburb and	
postcode	

# Indicative selling price

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

Range between	\$650,000	&	\$675,000

### Median sale price

Median price	\$730,000	Hou	ISE	Unit	Х		Heidelberg Heights
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

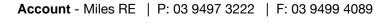
# Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/139 Porter Rd HEIDELBERG HEIGHTS 3081	\$702,500	05/05/2018
2	2/28 Davidson St BELLFIELD 3081	\$670,000	07/04/2018
3	1/39 Rosanna Rd HEIDELBERG 3084	\$640,000	20/04/2018

#### OR

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

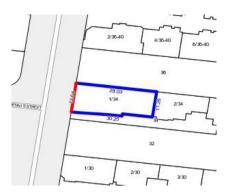






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Rooms: 5

Property Type: unit **Agent Comments** 

**Indicative Selling Price** \$650,000 - \$675,000 **Median Unit Price** March quarter 2018: \$730,000

# Comparable Properties



1/139 Porter Rd HEIDELBERG HEIGHTS 3081

(REI) **└─** 2

Price: \$702,500 Method: Private Sale Date: 05/05/2018

Rooms: -

Property Type: Townhouse (Single)



2/28 Davidson St BELLFIELD 3081 (REI/VG)

**-**3



Price: \$670,000 Method: Auction Sale Date: 07/04/2018 Rooms: -

Property Type: Unit

Agent Comments

**Agent Comments** 



1/39 Rosanna Rd HEIDELBERG 3084 (REI)



Price: \$640,000 Method: Private Sale Date: 20/04/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089





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