

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 Including suburb and postcode 5/10-14 Francis Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price \$785,000

Median sale price

Median price \$670,000

House

Unit

X

Suburb

Heidelberg Heights

Period - From 01/10/2017

to

30/09/2018

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.

	Address of comparable property	Price	Date of sale
1	2/51 Dresden St HEIDELBERG HEIGHTS 3081	\$827,500	28/04/2018
2	1 Lawson Pde HEIDELBERG HEIGHTS 3081	\$820,000	08/09/2018
3	3/10 Francis St HEIDELBERG HEIGHTS 3081	\$705,000	31/07/2018

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.

5/10-14 Francis Street, Heidelberg Heights Vic 3081

Miles
EST 1924

Stewart Oldmeadow

03 9490 0537

0412 119 277

soldmeadow@milesre.com.au

Indicative Selling Price

\$785,000

Median Unit Price

Year ending September 2018: \$670,000



3 2 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/51 Dresden St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 2 2

Price: \$827,500

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: Townhouse (Res)



1 Lawson Pde HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 2 1

Price: \$820,000

Method: Auction Sale

Date: 08/09/2018

Rooms: 4

Property Type: Townhouse (Res)



3/10 Francis St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 1 1

Price: \$705,000

Method: Sold Before Auction

Date: 31/07/2018

Rooms: 5

Property Type: Unit