

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

3 Ward Grove, Heidelberg Vic 3084

Indicative selling price

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

Single price \$1,475,000

Median sale price

Median price \$1,185,000

House

X

Unit

Suburb Heidelberg

Period - From 01/07/2016

to

30/06/2017

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	15 Adamson St HEIDELBERG 3084	\$1,515,000	21/07/2017
2	25 Beetham Pde ROSANNA 3084	\$1,310,000	06/05/2017
3	15 Leon Av ROSANNA 3084	\$1,250,000	10/08/2017

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.~~