

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

2/5 Vine Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$675,000 Property Type Unit Suburb Heidelberg

Period - From 01/10/2018 to 30/09/2019 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	2/556 Upper Heidelberg Rd HEIDELBERG 3084	\$840,000	18/10/2019
2	5/14-16 Rosanna Rd HEIDELBERG 3084	\$805,000	25/06/2019
3	3/16 Linden Av IVANHOE 3079	\$725,000	15/10/2019

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.~~

This Statement of Information was prepared on:

11/11/2019 10:36

Indicative Selling Price

\$780,000 - \$830,000

Median Unit Price

Year ending September 2019: \$675,000



Property Type: Apartment

Agent Comments

Comparable Properties



2/556 Upper Heidelberg Rd HEIDELBERG 3084 Agent Comments (REI)



Price: \$840,000

Method: Sold Before Auction

Date: 18/10/2019

Property Type: Townhouse (Res)



5/14-16 Rosanna Rd HEIDELBERG 3084 (REI) Agent Comments



Price: \$805,000

Method: Private Sale

Date: 25/06/2019

Property Type: Townhouse (Single)



3/16 Linden Av IVANHOE 3079 (REI)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 15/10/2019

Property Type: Unit