

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

5/14-16 Rosanna Road, Heidelberg Vic 3084

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000

&

\$770,000

Median sale price

Median price \$638,500

House

Unit

X

Suburb

Heidelberg

Period - From 01/04/2018

to

31/03/2019

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	2/190 Hawdon St HEIDELBERG 3084	\$785,000	20/12/2018
2	8/218 Lower Plenty Rd ROSANNA 3084	\$765,000	27/12/2018
3	2/14-16 Rosanna Rd HEIDELBERG 3084	\$735,000	02/04/2019

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.

5/14-16 Rosanna Road, Heidelberg Vic 3084

Miles
EST 1924

Gordon Whale
03 9490 0548
0419 335 459
gwhale@milesre.com.au

Indicative Selling Price

\$730,000 - \$770,000

Median Unit Price

Year ending March 2019: \$638,500



Rooms:

Property Type: Townhouse (Res)

Land Size: 106.482 sqm approx

Agent Comments

Comparable Properties



2/190 Hawdon St HEIDELBERG 3084 (REI/VG) **Agent Comments**



Price: \$785,000

Method: Private Sale

Date: 20/12/2018

Rooms: -

Property Type: Townhouse (Single)



8/218 Lower Plenty Rd ROSANNA 3084 (VG) **Agent Comments**



Price: \$765,000

Method: Sale

Date: 27/12/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2/14-16 Rosanna Rd HEIDELBERG 3084 (REI/VG) **Agent Comments**



Price: \$735,000

Method: Private Sale

Date: 02/04/2019

Rooms: -

Property Type: Townhouse (Res)