

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

5/38-40 Bamfield Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$693,000

House

Unit

X

Suburb

Heidelberg
Heights

Period - From 01/07/2017

to

30/09/2017

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	40 Haig St HEIDELBERG HEIGHTS 3081	\$730,000	07/06/2017
2	4/139 Porter Rd HEIDELBERG HEIGHTS 3081	\$701,000	05/08/2017
3	1/43 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$685,000	02/09/2017

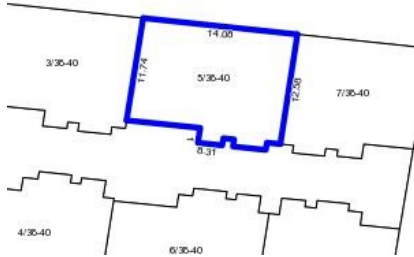
OR

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.



Rooms: 5
Property Type: Flat
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
September quarter 2017: \$693,000



Comparable Properties



40 Haig St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 07/06/2017
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 212 sqm approx



4/139 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$701,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 5
Property Type: Townhouse (Res)



1/43 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 260 sqm approx