

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	1/110 Brown Street, Heidelberg Vic 3084
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Indicative selling price

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

Range between	\$670,000	&	\$720,000
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Median sale price

Median price	\$600,000	House		Unit	X	Suburb	Heidelberg
Period - From	01/10/2016	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	3/7-9 Anderson St HEIDELBERG 3084	\$701,000	28/10/2017
2	1/52 Banksia St HEIDELBERG 3084	\$694,000	28/10/2017
3	4/152 Hawdon St HEIDELBERG 3084	\$648,500	25/11/2017

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.

1/110 Brown Street, Heidelberg Vic 3084

Miles
EST 1924

Gordon Whale
03 9490 0548
0419 335 459

gwhale@milesre.com.au

Indicative Selling Price

\$670,000 - \$720,000

Median Unit Price

Year ending September 2017: \$600,000



 2  1  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



3/7-9 Anderson St HEIDELBERG 3084 (REI)

Agent Comments

 2  1  1

Price: \$701,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 3

Property Type: Unit



1/52 Banksia St HEIDELBERG 3084 (REI)

Agent Comments

 2  1  2

Price: \$694,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: Townhouse (Res)



4/152 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments

 2  1  1

Price: \$648,500

Method: Auction Sale

Date: 25/11/2017

Rooms: 3

Property Type: Unit