

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

17 Francis Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/01/2020 to 31/12/2020 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	2/36 St Hellier St, Heidelberg Heights, Vic 3081, Australia	\$910,000	06/10/2020
2	19 Francis St, Heidelberg Heights, Vic 3081, Australia	\$950,000	11/03/2021
3	191a Banksia St IVANHOE 3079	\$950,000	20/02/2021

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:

27/03/2021 12:50



3 2 1+

Property Type: Unit

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

Year ending December 2020: \$685,000

Comparable Properties

2/36 St Hellier St, Heidelberg Heights, Vic 3081, Australia (REI)

Agent Comments

3 2 2

Price: \$910,000

Method:

Date: 06/10/2020

Property Type: Townhouse (Single)

19 Francis St, Heidelberg Heights, Vic 3081, Australia (REI)

Agent Comments

3 2 1

Price: \$950,000

Method:

Date: 11/03/2021

Property Type: Townhouse (Single)



191a Banksia St IVANHOE 3079 (REI)

Agent Comments

3 2 1

Price: \$950,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Townhouse (Res)