

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	25 Derna Street, Heidelberg West Vic 3081
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Indicative selling price

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

Range between	\$780,000	&	\$858,000
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Median sale price

Median price	\$705,000	House	X	Unit		Suburb	Heidelberg West
Period - From	01/04/2017	to	30/06/2017	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	25 Mulberry Pde HEIDELBERG WEST 3081	\$855,000	08/04/2017
2	35 Bardia St HEIDELBERG WEST 3081	\$840,000	18/07/2017
3	1 Normanby Ct HEIDELBERG WEST 3081	\$810,000	22/04/2017

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.~~

Indicative Selling Price

\$780,000 - \$858,000

Median House Price

June quarter 2017: \$705,000



Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 701 sqm approx

Agent Comments

Comparable Properties



25 Mulberry Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$855,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 668 sqm approx



35 Bardia St HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 18/07/2017

Rooms: 3

Property Type: House (Res)

Land Size: 676 sqm approx



1 Normanby Ct HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$810,000

Method: Auction Sale

Date: 22/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 647 sqm approx