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

204/1 Eden Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price \$445,000

Median sale price

Median price	\$565,000	Pro	perty Type Unit	:	Suburb	Heidelberg Heights
Period - From	01/10/2019	to	31/12/2019	Sour	rce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	4/23-25 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$435,000	25/10/2019
2			
3			

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:

01/04/2020 17:11









Property Type: Apartment Agent Comments Indicative Selling Price \$445,000 Median Unit Price December quarter 2019: \$565,000

Comparable Properties



4/23-25 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI/VG)



Price: \$435,000 Method: Private Sale Date: 25/10/2019 Property Type: Apartment

Property Type: Apartment

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments