

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 59 Berkeley Avenue, Heidelberg Vic 3084

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,260,000 House X Unit Suburb Heidelberg

Period - From 01/07/2017 to 30/06/2018 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 77 Buckingham Dr HEIDELBERG 3084	\$1,270,000	24/02/2018
2 33 Coorie Cr ROSANNA 3084	\$1,245,000	25/05/2018
3 29 Thomson Dr ROSANNA 3084	\$1,210,000	10/02/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
Year ending June 2018: \$1,260,000

Comparable Properties



77 Buckingham Dr HEIDELBERG 3084 (REI/VG)

Agent Comments

3 2 2

Price: \$1,270,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 4
Property Type: House (Res)
Land Size: 668 sqm approx



33 Coorie Cr ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$1,245,000
Method: Private Sale
Date: 25/05/2018
Rooms: 5
Property Type: House
Land Size: 743 sqm approx



29 Thomson Dr ROSANNA 3084 (REI/VG)

Agent Comments

4 2 2

Price: \$1,210,000
Method: Auction Sale
Date: 10/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 608 sqm approx