

Gordon Whale 03 9490 0548 0419 335 459 gwhale@milesre.com.au

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	59 Berkeley Avenue, Heidelberg Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,260,000	Hou	ise X	Unit		Sub	urb 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.

Add	dress 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.

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089





Generated: 07/08/2018 12:37



Gordon Whale 03 9490 0548 0419 335 459 gwhale@milesre.com.au

Indicative Selling Price \$1,200,000 Median House Price

Year ending June 2018: \$1,260,000



– 4 **–** 2 **–** 2

Rooms:

Property Type: House (Res) **Land Size:** 586 sqm approx

Agent Comments

Comparable Properties



77 Buckingham Dr HEIDELBERG 3084

(REI/VG)

-3

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)

— 3

É

a 2

Price: \$1,245,000 Method: Private Sale Date: 25/05/2018

Rooms: 5

Property Type: House Land Size: 743 sqm approx **Agent Comments**

Agent Comments

Agent Comments



29 Thomson Dr ROSANNA 3084 (REI/VG)

4

G

a

Price: \$1,210,000 **Method:** Auction Sale **Date:** 10/02/2018

Rooms: 5

Property Type: House (Res) Land Size: 608 sqm approx

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089





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.

Generated: 07/08/2018 12:37