

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 7/77-79 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Range between \$460,000

&

\$480,000

Median sale price

Median price \$610,000

House

Unit

X

Suburb

Heidelberg

Period - From 01/01/2017

to

31/12/2017

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	1/601 upper heidelberg Rd HEIDELBERG HEIGHTS 3081	\$517,000	09/11/2017
2	7/74 Hawdon St HEIDELBERG 3084	\$534,000	08/07/2017
3	4/38-40 Lower Plenty Rd ROSANNA 3084	\$510,000	01/07/2017

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.