

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

3/37 Waiora Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$670,000

House

Unit

X

Suburb

Heidelberg
Heights

Period - From

01/04/2018

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	3/32 Waiora Rd ROSANNA 3084	\$569,000	11/08/2018
2	1/43 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$560,000	28/04/2018
3	2/7 James St HEIDELBERG HEIGHTS 3081	\$552,000	24/06/2018

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.~~



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Rooms: 5

Property Type: Unit

Land Size: 178 sqm approx

Agent Comments

Comparable Properties



3/32 Waiora Rd ROSANNA 3084 (REI)

Agent Comments

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Price: \$569,000

Method: Auction Sale

Date: 11/08/2018

Rooms: -

Property Type: Unit



1/43 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

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Price: \$560,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 3

Property Type: House (Res)

Land Size: 356 sqm approx

2/7 James St HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

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Price: \$552,000

Method: Sale

Date: 24/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 162 sqm approx