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	4/56 Darebin Street, Heidelberg Vic 3084

Indicative selling price

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

Single price	$682,500

Median sale price

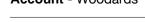| Median price	$638,750	~~House~~		Unit	X		Suburb	Heidelberg
Period - From	01/10/2017	to	30/09/2018			Source	REIV	

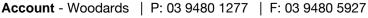### Comparable property sales (*Delete A or B below as applicable)

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	4/178 Cape St HEIDELBERG 3084	$710,000	07/07/2018
2	3/10 Edgar St HEIDELBERG 3084	$670,000	10/11/2018
3	7/22 Porter Rd HEIDELBERG HEIGHTS 3081	$665,000	12/10/2018

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.~~

REIV   propertydata.com.au

🛏 2   🛁 1   🚗 1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
$682,500
Median Unit Price
Year ending September 2018: $638,750

Comparable Properties

4/178 Cape St HEIDELBERG 3084 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $710,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 172 sqm approx

Agent Comments

3/10 Edgar St HEIDELBERG 3084 (REI)

🛏 2   🛁 1   🚗 1

Price: $670,000
Method: Auction Sale
Date: 10/11/2018
Rooms: -
Property Type: Townhouse (Res)

Agent Comments

7/22 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)

🛏 2   🛁 1   🚗 1

Price: $665,000
Method: Sold Before Auction
Date: 12/10/2018
Rooms: -
Property Type: Townhouse (Res)

Agent Comments