

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

1/5 Vine Street, Heidelberg Vic 3084

Indicative selling price

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

Single price \$635,000

Median sale price

Median price \$628,750

House

Unit

X

Suburb

Heidelberg

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	4/3 Burgundy St HEIDELBERG 3084	\$660,000	20/06/2018
2	10/127 Hawdon St HEIDELBERG 3084	\$617,500	28/04/2018
3	28/96 Hawdon St HEIDELBERG 3084	\$598,500	08/05/2018

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.

1/5 Vine Street, Heidelberg Vic 3084

Miles
EST 1924

Stewart Oldmeadow
03 9490 0537
0412 119 277
soldmeadow@milesre.com.au

Indicative Selling Price
\$635,000

Median Unit Price
June quarter 2018: \$628,750



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



4/3 Burgundy St HEIDELBERG 3084 (REI/VG) **Agent Comments**

3 2 2

Price: \$660,000
Method: Private Sale
Date: 20/06/2018
Rooms: 4
Property Type: Apartment



10/127 Hawdon St HEIDELBERG 3084 (REI/VG) **Agent Comments**

2 1 1

Price: \$617,500
Method: Auction Sale
Date: 28/04/2018
Rooms: 3
Property Type: Apartment



28/96 Hawdon St HEIDELBERG 3084 (REI/VG) **Agent Comments**

2 2 1

Price: \$598,500
Method: Private Sale
Date: 08/05/2018
Rooms: 4
Property Type: Apartment