

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	32 Powlett Street, Heidelberg Vic 3084
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,185,000	House	X	Unit		Suburb	Heidelberg
Period - From	01/07/2016	to	30/06/2017	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	6 Douglas St ROSANNA 3084	\$1,185,000	27/05/2017
2	4 Finlayson St ROSANNA 3084	\$1,180,000	18/03/2017
3	5 Coorie Cr ROSANNA 3084	\$1,101,000	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.~~



Rooms:

Property Type: House

Land Size: 668 sqm approx

Agent Comments

In a prime Heidelberg Hill position offering easy convenience to Burgundy Street, the Hospital precinct, schools and parklands, this three-bedroom Bungalow's light filled charm, comfortably extended spaces and impressive 668m2 approx. garden parcel provides an ideal starting point in this prized family position.

Comparable Properties



6 Douglas St ROSANNA 3084 (REI)

Agent Comments



Price: \$1,185,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 625 sqm approx



4 Finlayson St ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Sold Before Auction

Date: 18/03/2017

Rooms: 5

Property Type: House (Res)

Land Size: 593 sqm approx



5 Coorie Cr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,101,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 5

Property Type: House

Land Size: 664 sqm approx