

Gordon Whale 03 9490 0548 0419 335 459 gwhale@milesre.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Section 4/AF of the Estate Agents Act 190					
Property offered for sale						
Address Including suburb and postcode	32 Powlett Street, Heidelberg Vic 3084					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$1,10	0,000 & \$1,200,000					
Median sale price						
Median price \$1,185,	000 House X Unit Suburb Heidelberg					
Period - From 01/07/2	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.

Ad	dress 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.

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\$1,100,000 - \$1,200,000 Median House Price

Year ending June 2017: \$1,185,000

gwhale@milesre.com.au Indicative Selling Price





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)



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)

3







Price: \$1,180,000

Method: Sold Before Auction

Date: 18/03/2017 Rooms: 5

Property Type: House (Res) Land Size: 593 sqm approx

Agent Comments

Agent Comments



5 Coorie Cr ROSANNA 3084 (REI)

3





Price: \$1,101,000 Method: Auction Sale Date: 01/07/2017 Rooms: 5

Property Type: House Land Size: 664 sqm approx Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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