



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 742 sqm approx

Agent Comments

This property represents a unique opportunity to purchase prime real estate with Town Planning Approval for the Construction of Three (3) stylish Modern Contemporary Double-Storey Dwellings. Units 1 & 2: 3 Bedrooms (Master with WIR and Full-Ensuite). Unit 3: 2 Bedrooms (Master with BIR's and Full-Ensuite) & Study/3rd Bedroom. Each Includes: Open design Kitchen/Meals/Family Living, Family Bathroom, Powder Room, European Laundry and Double Garage.

## Comparable Properties



**67 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI)**



**Price:** \$1,010,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 648 sqm approx

Agent Comments

Conventional Style, Brick Veneer, 3 Bedrooms Kitchen/Meals, Lounge living, Previously renovated Family Bathroom, Undercover Front Porch entry, Off-Street Parking, Workshop/Studio, Established Lawn and basic Garden Bed areas Potential Development Site/Subdivision (STCA).



**173 Southern Rd HEIDELBERG WEST 3081 (REI)**



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 29/05/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 614 sqm approx

Agent Comments

Existing 3 Bedroom Residence Sold with Endorsed Plans and Permits for Four (4) x 2 Bedroom Townhouses.



**85 Haig St HEIDELBERG HEIGHTS 3081 (REI)**



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 24/04/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 808 sqm approx

Agent Comments

Conventional Style, Brick Veneer, 4 Bedrooms, Previously remodelled Kitchen/Meals, Lounge Living, Rumpus/Sunroom, Family Bathroom, Undercover Front Porch entry, Single Garage, Well established Lawn & Garden Bed areas Potential Development Site/Subdivision (STCA).

## 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 Dickens Street, Heidelberg Heights Vic 3081

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

**Median sale price**

Median price \$892,000 House X Suburb Heidelberg Heights

Period - From 01/01/2017 to 31/03/2017 Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------------|-------------|--------------|
| 67 Mcewan Rd HEIDELBERG HEIGHTS 3081 | \$1,010,000 | 27/05/2017   |
| 173 Southern Rd HEIDELBERG WEST 3081 | \$1,000,000 | 29/05/2017   |
| 85 Haig St HEIDELBERG HEIGHTS 3081   | \$1,000,000 | 24/04/2017   |