

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

20 Manton Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,070,000

&

\$1,120,000

Median sale price

Median price \$1,271,000

House

X

Unit

Suburb Heidelberg

Period - From 01/04/2017

to

31/03/2018

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	19 Halifax Av HEIDELBERG 3084	\$1,070,000	02/06/2018
2	21 Frederick St HEIDELBERG HEIGHTS 3081	\$1,095,000	28/04/2018
3	41 Buckingham Dr HEIDELBERG 3084	\$1,125,000	17/04/2018

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.