

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	22 Bardia Street, Heidelberg West Vic 3081
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Indicative selling price

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

Single price \$750,000

Median sale price

Median price	\$726,500	House	X	Unit		Suburb	Heidelberg West
Period - From	01/07/2017	to	30/09/2017	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 97 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$760,000	26/08/2017
2 26 Bardia St HEIDELBERG WEST 3081	\$735,000	22/07/2017
3 1 Bardia St HEIDELBERG WEST 3081	\$726,500	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.



2 1 2

Rooms: 4

Property Type: House (Res)

Land Size: 601 sqm approx

Agent Comments

Comparable Properties



97 Outhwaite Rd HEIDELBERG HEIGHTS 3081 Agent Comments
(REI)

2 1 1

Price: \$760,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 3

Property Type: House (Res)

Land Size: 586 sqm approx



26 Bardia St HEIDELBERG WEST 3081
(REI/VG)

Agent Comments

2 1 1

Price: \$735,000

Method: Auction Sale

Date: 22/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 600 sqm approx



1 Bardia St HEIDELBERG WEST 3081 (REI/VG) Agent Comments

2 1 -

Price: \$726,500

Method: Auction Sale

Date: 01/07/2017

Rooms: 4

Property Type: House - Semi-detached

Land Size: 593 sqm approx