

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	77 Buckingham Drive, Heidelberg Vic 3084
---	--

Indicative selling price

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

Range between	\$120,000	&	\$130,000
---------------	-----------	---	-----------

Median sale price

Median price	\$1,192,000	House	X	Unit		Suburb	Heidelberg
Period - From	01/10/2016	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	34 Berkeley Av HEIDELBERG 3084	\$1,275,000	29/07/2017
2	179 Beverley Rd ROSANNA 3084	\$1,224,000	26/08/2017
3	7 Hodgson St HEIDELBERG 3084	\$1,145,000	14/10/2017

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.

77 Buckingham Drive, Heidelberg Vic 3084

Miles
EST 1924

John Levingston

03 9459 5666

0410 978 144

jlevingston@milesre.com.au

Indicative Selling Price

\$120,000 - \$130,000

Median House Price

Year ending September 2017: \$1,192,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



34 Berkeley Av HEIDELBERG 3084 (REI)

Agent Comments



Price: \$1,275,000

Method: Auction Sale

Date: 29/07/2017

Rooms: 7

Property Type: House (Res)

Land Size: 664 sqm approx



179 Beverley Rd ROSANNA 3084 (REI)

Agent Comments



Price: \$1,224,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 609 sqm approx



7 Hodgson St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$1,145,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 608 sqm approx