

John Levingston 03 9459 5666 0410 978 144 jlevingston@milesre.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Period - From 01/10/2016

r roperty offered	ioi saic								
		77 Buckingham Drive, Heidelberg Vic 3084							
Including suburb									
posto	code								
Indicative selling price									
For the meaning of	this price see	consumer.vic.gov	.au/underquoting						
Range between	\$120,000	&	\$130,000						
L									
Median sale price									
Median price \$1	,192,000	House X	Unit	Suburb	Heidelberg				

Comparable property sales (*Delete A or B below as applicable)

30/09/2017

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.

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089



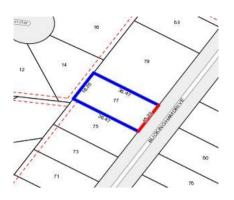


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Indicative Selling Price \$120,000 - \$130,000 **Median House Price** Year ending September 2017: \$1,192,000





Comparable Properties



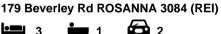
34 Berkeley Av HEIDELBERG 3084 (REI)



Price: \$1,275,000 Method: Auction Sale Date: 29/07/2017 Rooms: 7

Property Type: House (Res) Land Size: 664 sqm approx





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)

Rooms: 6





Price: \$1,145,000 Method: Auction Sale Date: 14/10/2017

Property Type: House (Res) Land Size: 608 sqm approx

Agent Comments

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