

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 | 5 Wau Street, Heidelberg West Vic 3081 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$650,000 | & | \$715,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$731,000 | Ηοι | ıse X | Unit | | ; | Suburb | Heidelberg West |
|---------------|------------|-----|------------|------|--------|------|--------|-----------------|
| Period - From | 01/01/2017 | to | 31/12/2017 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------------|-----------|--------------|
| 1 | 21 Eden St HEIDELBERG HEIGHTS 3081 | \$710,000 | 22/01/2018 |
| 2 | 367 Liberty Pde HEIDELBERG WEST 3081 | \$687,000 | 16/12/2017 |
| 3 | 62 Ramu Pde HEIDELBERG WEST 3081 | \$640,000 | 20/11/2017 |

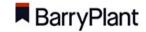
OR

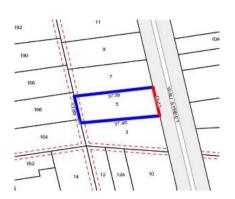
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$715,000 **Median House Price** Year ending December 2017: \$731,000

Comparable Properties

21 Eden St HEIDELBERG HEIGHTS 3081 (VG)



Agent Comments

Price: \$710,000 Method: Sale Date: 22/01/2018

Rooms: -

Property Type: House (Res) Land Size: 683 sqm approx

367 Liberty Pde HEIDELBERG WEST 3081

(REI)





Price: \$687.000 Method: Auction Sale Date: 16/12/2017 Rooms: 4

Property Type: House (Res) Land Size: 503 sqm approx

Agent Comments

Agent Comments











Price: \$640,000 Method: Sale Date: 20/11/2017 Rooms: -

Property Type: House - Attached House N.E.C.

Land Size: 467 sqm approx

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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