

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

49 Altona Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$851,000 House X Unit Suburb Heidelberg Heights

Period - From 01/10/2017 to 30/09/2018 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	77 Altona St HEIDELBERG HEIGHTS 3081	\$900,000	12/05/2018
2	14 Sullivan St BELLFIELD 3081	\$900,000	24/05/2018
3	1 Wilkinson Cr BELLFIELD 3081	\$870,000	08/05/2018

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.~~



Rooms: 5

Property Type: House

Land Size: 566.8 sqm approx

Agent Comments

Comparable Properties



77 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 850 sqm approx

14 Sullivan St BELLFIELD 3081 (VG)

Agent Comments



Price: \$900,000

Method: Sale

Date: 24/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 615 sqm approx



1 Wilkinson Cr BELLFIELD 3081 (VG)

Agent Comments



Price: \$870,000

Method: Sale

Date: 08/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 626 sqm approx