

03 9497 1990 0418 589 911 chrisdz@haus.com.au

### 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	ce					
For the meaning of this p	orice see consumer.vic.gov.au/underquoting					

## Median sale price

Range between \$850,000

Median price	\$851,000	Hou	ıse X	Unit			Heidelberg Heights
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

\$935,000

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

Α\* 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.

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374





Generated: 02/11/2018 16:12

# HAUGHTON STOTTS

Chris Dzanovski 03 9497 1990 0418 589 911 chrisdz@haus.com.au

**Indicative Selling Price** \$850,000 - \$935,000

**Median House Price** Year ending September 2018: \$851,000



# Rooms: 5

Property Type: House Land Size: 566.8 sqm approx

Agent Comments

## Comparable Properties



## 77 Altona St HEIDELBERG HEIGHTS 3081

(REI/VG)

**=** 3





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)

**-**3





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)







Price: \$870,000 Method: Sale Date: 08/05/2018

Rooms: -

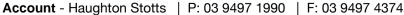
Property Type: House (Res) Land Size: 626 sqm approx

### **Agent Comments**

**Agent Comments** 

**Agent Comments** 





Generated: 02/11/2018 16:12



