

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	9 Shelley Street, Heidelberg Heights Vic 3081
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Indicative selling price

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

Single price	\$710,000
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Median sale price

Median price	\$836,500	House	X	Suburb	Heidelberg Heights
Period - From	01/04/2016	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
26 Marie Av HEIDELBERG HEIGHTS 3081	\$755,000	18/03/2017
4 Collins St HEIDELBERG HEIGHTS 3081	\$720,000	04/03/2017
1 Ebony Pde HEIDELBERG WEST 3081	\$710,000	01/07/2017