

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

2/34 Bonar Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$631,000

Property Type Unit

Suburb Heidelberg Heights

Period - From 11/02/2019

to

10/02/2020

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	2/14 Setani Cr HEIDELBERG WEST 3081	\$618,000	23/11/2019
2	2/29 Wilkinson Cr BELLFIELD 3081	\$611,000	07/12/2019
3	2/8 Narvik Cr HEIDELBERG WEST 3081	\$610,000	19/09/2019

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.~~

This Statement of Information was prepared on:

11/02/2020 16:23



2 2 1

Property Type: Townhouse

Land Size: 132 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

11/02/2019 - 10/02/2020: \$631,000

Comparable Properties



2/14 Setani Cr HEIDELBERG WEST 3081 (REI) Agent Comments

2 1 1

Price: \$618,000

Method: Auction Sale

Date: 23/11/2019

Rooms: 4

Property Type: Unit



2/29 Wilkinson Cr BELLFIELD 3081 (REI)

Agent Comments

2 2 1

Price: \$611,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Townhouse (Res)



2/8 Narvik Cr HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$610,000

Method: Private Sale

Date: 19/09/2019

Property Type: Townhouse (Single)