

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

3/68 Yarra Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Heidelberg

Period - From 01/04/2019 to 31/03/2020 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	2/5 Vine St HEIDELBERG 3084	\$795,000	07/12/2019
2	1/1a Burgundy St HEIDELBERG 3084	\$790,000	25/12/2019
3	3/25 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$786,000	09/01/2020

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:

08/05/2020 16:29



3 2 1

Rooms: 8

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$780,000 - \$820,000

Median House Price

Year ending March 2020: \$1,220,000

Comparable Properties



2/5 Vine St HEIDELBERG 3084 (REI/VG)

Agent Comments

2 2 1

Price: \$795,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Apartment



1/1a Burgundy St HEIDELBERG 3084 (REI/VG) Agent Comments

2 2 1

Price: \$790,000

Method: Private Sale

Date: 25/12/2019

Property Type: Apartment



3/25 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments

3 3 2

Price: \$786,000

Method: Private Sale

Date: 09/01/2020

Property Type: Townhouse (Single)