

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 89 Beverley Road, Heidelberg Vic 3084

Indicative selling price

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

Single price \$1,000,000

Median sale price

Median price \$1,087,500 House X Unit Suburb Heidelberg

Period - From 01/01/2018 to 31/12/2018 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		
2		
3		

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.

89 Beverley Road, Heidelberg Vic 3084

Miles
EST 1924

Peter Scott
03 9490 0554
0459 223 994
psscott@milesre.com.au

Indicative Selling Price
\$1,000,000

Median House Price
Year ending December 2018: \$1,087,500



 4  2  1

Rooms:
Property Type: House (Res)
Land Size: 591 sqm approx
Agent Comments

Comparable Properties



147 Beverley Rd ROSANNA 3084 (REI)

Agent Comments

 4  3  1

Price: \$950,000
Method: Private Sale
Date: 07/01/2019
Rooms: -
Property Type: House
Land Size: 620 sqm approx

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.