

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

1/25 Bamfield Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$800,000

&

\$825,000

Median sale price

Median price

\$617,625

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/01/2019

to

31/12/2019

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	2/556 Upper Heidelberg Rd HEIDELBERG 3084	\$840,000	18/10/2019
2	3/27 Pyalong Av ROSANNA 3084	\$829,000	13/12/2019
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:

06/02/2020 10:27



Rooms: 6
Property Type: Townhouse
Land Size: na sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$825,000
Median Unit Price
Year ending December 2019: \$617,625

Comparable Properties



2/556 Upper Heidelberg Rd HEIDELBERG 3084 Agent Comments
(REI/VG)



Price: \$840,000
Method: Sold Before Auction
Date: 18/10/2019
Property Type: Townhouse (Res)



3/27 Pyalong Av ROSANNA 3084 (REI)

Agent Comments



Price: \$829,000
Method: Private Sale
Date: 13/12/2019
Property Type: Townhouse (Single)



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



Price: \$786,000
Method: Private Sale
Date: 09/01/2020
Property Type: Townhouse (Single)