

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	3/186 Hawdon Street, Heidelberg Vic 3084
---	--

Indicative selling price

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

Range between	\$720,000	&	\$750,000
---------------	-----------	---	-----------

Median sale price

Median price	\$545,000	Unit	X	Suburb	Heidelberg
Period - From	01/01/2017	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
4/2 Vine St HEIDELBERG 3084	\$685,000	25/03/2017
3/62 Darebin St HEIDELBERG 3084	\$738,000	27/05/2017
2/13 Linden Av IVANHOE 3079	\$782,500	30/11/2016