## 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

7/96 Hawdon Street, Heidelberg Vic 3084

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$450,000		&		\$460,000			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Heidelberg
Period - From	01/07/2019	to	30/09/2019		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/443 Upper Heidelberg Rd IVANHOE 3079	\$455,000	11/06/2019
2			
3			

#### OR

**B**<sup>\*</sup> 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:

20/11/2019 13:45





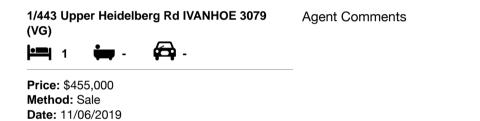




**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$450,000 - \$460,000 Median Unit Price September quarter 2019: \$650,000

# **Comparable Properties**



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.

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

