

## 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

4/9 Clyde Court, Heidelberg Vic 3084

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000

&

\$710,000

#### Median sale price

Median price \$600,000

House

Unit

X

Suburb

Heidelberg

Period - From 01/10/2016

to

30/09/2017

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 | 3/7-9 Anderson St HEIDELBERG 3084 | \$701,000 | 28/10/2017   |
| 2 | 1/52 Banksia St HEIDELBERG 3084   | \$694,000 | 28/10/2017   |
| 3 | 4/152 Hawdon St HEIDELBERG 3084   | \$648,500 | 25/11/2017   |

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.



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**3/7-9 Anderson St HEIDELBERG 3084 (REI)**

**Agent Comments**



**Price:** \$701,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** 3

**Property Type:** Unit



**1/52 Banksia St HEIDELBERG 3084 (REI)**

**Agent Comments**



**Price:** \$694,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**4/152 Hawdon St HEIDELBERG 3084 (REI)**

**Agent Comments**



**Price:** \$648,500

**Method:** Auction Sale

**Date:** 25/11/2017

**Rooms:** 3

**Property Type:** Unit