

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

219 Waiora Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$760,000

&

\$836,000

Median sale price

Median price \$783,000

House

X

Unit

Suburb Heidelberg Heights

Period - From 01/04/2017

to

30/06/2017

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	31 Collins St HEIDELBERG HEIGHTS 3081	\$800,000	27/05/2017
2	3 Dougharty Rd HEIDELBERG HEIGHTS 3081	\$790,000	01/07/2017
3	44 Marie Av HEIDELBERG HEIGHTS 3081	\$786,000	01/04/2017

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.~~



3 2 2

Rooms: 5

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



31 Collins St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 1 -

Price: \$800,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 583 sqm approx



3 Dougharty Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 1 2

Price: \$790,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 5

Property Type: House

Land Size: 458 sqm approx



44 Marie Av HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 1 1

Price: \$786,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 580 sqm approx