

## 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 101 Dougharty Road, Heidelberg Heights Vic 3081

#### Indicative selling price

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

Range between \$740,000 & \$790,000

#### Median sale price

Median price \$890,000 House X Unit Suburb Heidelberg Heights

Period - From 01/01/2018 to 31/03/2018 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	35 Collins St HEIDELBERG HEIGHTS 3081	\$797,500	14/04/2018
2	1 Leyte Pde HEIDELBERG WEST 3081	\$790,000	07/02/2018
3	26 Collins St HEIDELBERG HEIGHTS 3081	\$745,000	18/04/2018

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:** 6  
**Property Type:** House  
**Land Size:** 658 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$740,000 - \$790,000  
**Median House Price**  
 March quarter 2018: \$890,000

## Comparable Properties



**35 Collins St HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**



**Price:** \$797,500  
**Method:** Sold Before Auction  
**Date:** 14/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx



**1 Leyte Pde HEIDELBERG WEST 3081 (VG)**

**Agent Comments**



**Price:** \$790,000  
**Method:** Sale  
**Date:** 07/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 729 sqm approx



**26 Collins St HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**



**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 18/04/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 585 sqm approx