

## 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 6/262 Heidelberg Road, Fairfield Vic 3078

#### Indicative selling price

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

Range between \$490,000 & \$530,000

#### Median sale price

Median price \$609,000 House Unit X Suburb Fairfield

Period - From 01/10/2018 to 31/12/2018 Source REIV

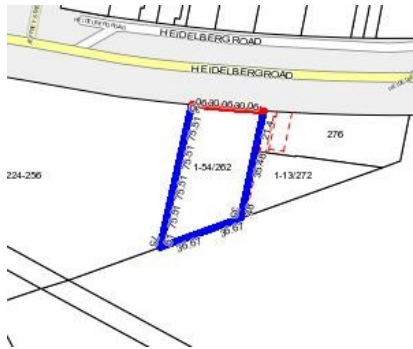
#### Comparable property sales (\*Delete A or B below as applicable)

**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	49/26-36 High St NORTHCOTE 3070	\$531,000	21/11/2018
2	9/30-32 The Esplanade CLIFTON HILL 3068	\$530,000	20/02/2019
3	203C/168 Victoria Rd NORTHCOTE 3070	\$510,000	14/01/2019

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.



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**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$490,000 - \$530,000  
**Median Unit Price**  
December quarter 2018: \$609,000

## Comparable Properties



**49/26-36 High St NORTHCOTE 3070 (REI/VG)**   **Agent Comments**

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**Price:** \$531,000  
**Method:** Private Sale  
**Date:** 21/11/2018  
**Rooms:** -  
**Property Type:** Apartment



**9/30-32 The Esplanade CLIFTON HILL 3068 (REI)**   **Agent Comments**

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**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 20/02/2019  
**Rooms:** -  
**Property Type:** Apartment



**203C/168 Victoria Rd NORTHCOTE 3070 (REI/VG)**   **Agent Comments**

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**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 14/01/2019  
**Rooms:** 3  
**Property Type:** Apartment