

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

1/105 Brown Street, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$643,750

House

Unit

X

Suburb

Heidelberg

Period - From

01/10/2017

to

31/12/2017

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	2/14 Edgar St HEIDELBERG 3084	\$835,000	02/11/2017
2	13/12-16 Jika St HEIDELBERG 3084	\$800,000	14/10/2017
3	3/79 Brown St HEIDELBERG 3084	\$770,000	18/11/2017

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.

1/105 Brown Street, Heidelberg Vic 3084

Miles
EST 1924

Gordon Whale
03 9490 0548
0419 335 459

gwhale@milesre.com.au

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

December quarter 2017: \$643,750



3 1 2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/14 Edgar St HEIDELBERG 3084 (REI/VG)

Agent Comments

3 2 2

Price: \$835,000

Method: Private Sale

Date: 02/11/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 161 sqm approx



13/12-16 Jika St HEIDELBERG 3084 (REI/VG)

Agent Comments

3 1 2

Price: \$800,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 5

Property Type: Townhouse (Res)



3/79 Brown St HEIDELBERG 3084 (REI/VG)

Agent Comments

3 1 2

Price: \$770,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 4

Property Type: Townhouse (Res)