

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

43 Gloucester Drive, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,122,500

House

X

Suburb

Heidelberg

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
41 Quinn St HEIDELBERG 3084	\$1,010,000	20/05/2017
5 Coorie Cr ROSANNA 3084	\$1,101,000	01/07/2017
34 Haughton Pde ROSANNA 3084	\$1,150,000	03/05/2017