

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

46 Bronte Street, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Heidelberg

Period - From

01/04/2019

to

31/03/2020

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	8 Hastings Ct HEIDELBERG 3084	\$1,265,800	13/06/2020
2	25 Finlayson St ROSANNA 3084	\$1,225,000	08/05/2020
3	2/219 Banksia St IVANHOE 3079	\$1,140,000	10/06/2020

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.~~

This Statement of Information was prepared on:

13/07/2020 16:08



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2020: \$1,220,000

Comparable Properties



8 Hastings Ct HEIDELBERG 3084 (REI)

Agent Comments

4 2 2

Price: \$1,265,800

Method: Private Sale

Date: 13/06/2020

Rooms: 6

Property Type: House (Res)

Land Size: 800 sqm approx



25 Finlayson St ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$1,225,000

Method: Private Sale

Date: 08/05/2020

Property Type: House (Res)

Land Size: 576 sqm approx



2/219 Banksia St IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,140,000

Method: Private Sale

Date: 10/06/2020

Property Type: Townhouse (Res)