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

9A Mary Avenue, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$660,000		&		\$710,000				
Median sale p	rice								
Median price	\$697,000	Pro	operty Type	Unit			Suburb	Heidelberg Heights	
Period - From	01/07/2019	to	30/09/2019)	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/31 James St HEIDELBERG HEIGHTS 3081	\$710,000	28/08/2019
2	4/41 Grandview Gr ROSANNA 3084	\$671,000	14/09/2019
3			

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:

23/10/2019 17:08



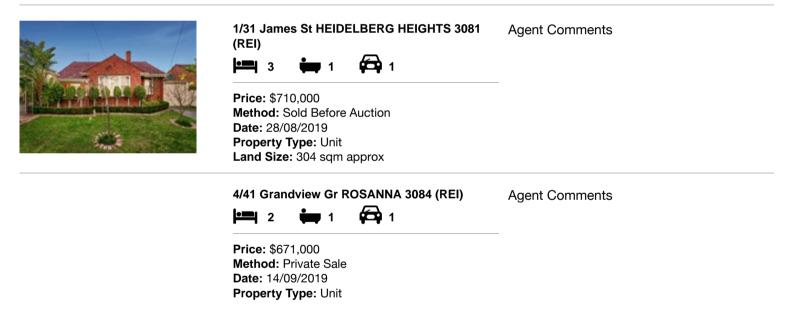






Property Type: Unit Land Size: 251 sqm approx Agent Comments Indicative Selling Price \$660,000 - \$710,000 Median Unit Price September quarter 2019: \$697,000

Comparable Properties



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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.