

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 between \$660,000

&

\$710,000

Median sale price

Median price \$697,000

Property Type Unit

Suburb Heidelberg Heights

Period - From 01/07/2019

to 30/09/2019

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	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



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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



1/31 James St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 1 1

Price: \$710,000
Method: Sold Before Auction
Date: 28/08/2019
Property Type: Unit
Land Size: 304 sqm approx

4/41 Grandview Gr ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$671,000
Method: Private Sale
Date: 14/09/2019
Property Type: Unit

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.