

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	9/601 Upper Heidelberg Road, Heidelberg Heights Vic 3081
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Indicative selling price

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

Range between	\$520,000	&	\$540,000
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Median sale price

Median price	\$635,000	House		Unit	X	Suburb	Heidelberg Heights
Period - From	01/10/2016	to	30/09/2017	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	7/74 Hawdon St HEIDELBERG 3084	\$534,000	08/07/2017
2	1/18 Rosanna Rd HEIDELBERG 3084	\$531,000	17/06/2017
3	1/601 Upper Heidelberg Rd HEIDELBERG HEIGHTS 3081	\$517,000	09/11/2017

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.