

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

8/46 Barkly Place Heidelberg VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Heidelberg

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 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

7/45 St Elmo Road Ivanhoe VIC 3079	\$535,000	21-Oct-19
7/3 Wimport Street Heidelberg VIC 3084	\$575,000	01-Aug-19
9/75 Hawdon Street Heidelberg VIC 3084	\$515,000	26-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 04 November 2019



7/45 St Elmo Road Ivanhoe VIC 3079

Sold Price

^{RS}

\$535,000

Sold Date

21-Oct-19

2

1

1

Distance

1.34km



7/3 Wimport Street Heidelberg VIC 3084

Sold Price

\$575,000

Sold Date

01-Aug-19

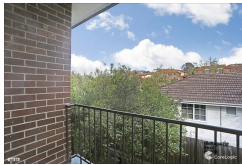
2

1

1

Distance

0.45km



9/75 Hawdon Street Heidelberg VIC 3084

Sold Price

\$515,000

Sold Date

26-Jun-19

2

1

1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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