

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 18 Anderson Street, Heidelberg, VIC, 3084

Indicative selling price

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

Price Range \$1,000,000 - \$1,100,000

Median sale price

Median price \$1,270,000

*House ☒

*Unit ☐

Suburb Heidelberg

Period - From 01 JAN 20218 to 30 MAR 2018

Source REIV

Comparable property sales

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
19 HALIFAX AVE, HEIDELBERG, VIC, 3084	\$1,070,000	02 JUN 2018
41 BUCKINGHAM DRIVE, HEIDELBERG, VIC, 3084	\$1,125,000	17 APRIL 2018
32 BRASSEY AVENUE, ROSANNA, VIC, 3084	\$1,070,000	16 JUN 2018

OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~