

## 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	64 Brown Street, Heidelberg Vic 3084
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,300,000	&	\$1,400,000
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#### Median sale price

Median price	\$1,192,000	House	X	Unit		Suburb	Heidelberg
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	4 Weyburn Ct HEIDELBERG 3084	\$1,425,000	21/10/2017
2	45 Martin St HEIDELBERG 3084	\$1,420,000	09/09/2017
3	12 Weyburn Ct HEIDELBERG 3084	\$1,325,000	23/09/2017

**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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 580 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending September 2017: \$1,192,000

## Comparable Properties



**4 Weyburn Ct HEIDELBERG 3084 (REI)**

Agent Comments



**Price:** \$1,425,000

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 670 sqm approx



**45 Martin St HEIDELBERG 3084 (REI)**

Agent Comments



**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 689 sqm approx



**12 Weyburn Ct HEIDELBERG 3084 (REI)**

Agent Comments



**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 536 sqm approx