

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

3 Achilles Street, Heidelberg West Vic 3081

Indicative selling price

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

Single price

\$549,000

Median sale price

Median price

\$696,250

House

X

Unit

Suburb

Heidelberg West

Period - From

01/10/2018

to

31/12/2018

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	1/297 Liberty Pde HEIDELBERG WEST 3081	\$550,000	23/11/2018
2	1/449 Waterdale Rd HEIDELBERG WEST 3081	\$550,000	22/10/2018
3	18 Pacific Dr HEIDELBERG WEST 3081	\$530,000	14/12/2018

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.~~