

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	22 Louise Street, Heidelberg Vic 3084
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Indicative selling price

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

Range between	\$1,430,000	&	\$1,480,000
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Median sale price

Median price		House	X	Suburb	Heidelberg
Period - From		to		Source	REIV

Comparable property sales

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
47 Beverley Rd HEIDELBERG 3084	\$1,449,000	29/05/2017
7 Kent Ct HEIDELBERG 3084	\$1,420,000	01/04/2017
57 Martin St HEIDELBERG 3084	\$1,375,000	25/02/2017