

# 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

6/38-40 Bamfield Road, Heidelberg Heights Vic 3081

### Indicative selling price

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

Range between \$640,000 & \$680,000

### Median sale price

Median price \$697,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/07/2019 to 30/09/2019 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	4/8 Narvik Cr HEIDELBERG WEST 3081	\$720,000	19/09/2019
2	13 Shelley St HEIDELBERG HEIGHTS 3081	\$697,000	02/09/2019
3	4/16 Altona St HEIDELBERG HEIGHTS 3081	\$650,000	03/06/2019

**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.~~

This Statement of Information was prepared on:

28/10/2019 11:25



3 2 2

**Property Type:** Townhouse (Res)

**Land Size:** 200 sqm approx

Agent Comments

**Indicative Selling Price**

\$640,000 - \$680,000

**Median Unit Price**

September quarter 2019: \$697,000

## Comparable Properties



**4/8 Narvik Cr HEIDELBERG WEST 3081 (REI)**

Agent Comments

3 1 2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 19/09/2019

**Property Type:** Townhouse (Single)



**13 Shelley St HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$697,000

**Method:** Private Sale

**Date:** 02/09/2019

**Property Type:** Townhouse (Single)



**4/16 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$650,000

**Method:** Sold After Auction

**Date:** 03/06/2019

**Rooms:** 6

**Property Type:** Townhouse (Single)