

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

207/3 Cartmell Street Heidelberg VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 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

3/87 Mount Street Heidelberg VIC 3084	\$439,000	02-May-18
912/443 Upper Heidelberg Road Ivanhoe VIC 3079	\$432,500	25-Jun-19
4/143 Locksley Road Eaglemont VIC 3084	\$420,000	31-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 04 December 2019



3/87 Mount Street Heidelberg VIC 3084

Sold Price **\$439,000** Sold Date **02-May-18**

1 - -

Distance **0.54km**



912/443 Upper Heidelberg Road Ivanhoe VIC 3079

Sold Price **\$432,500** Sold Date **25-Jun-19**

1 1 1

Distance **0.97km**



4/143 Locksley Road Eaglemont VIC 3084

Sold Price **\$420,000** Sold Date **31-Aug-19**

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Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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