

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 589 Upper Heidelberg Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$836,500 House X Unit Suburb Heidelberg Heights

Period - From 01/07/2016 to 30/06/2017 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	116 Porter Rd HEIDELBERG HEIGHTS 3081	\$1,125,000	10/03/2017
2	345 Waterdale Rd BELLFIELD 3081	\$1,110,000	06/05/2017
3	5 Bonar St HEIDELBERG HEIGHTS 3081	\$1,080,000	26/08/2017

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.~~