

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	2/14 Edgar Street, Heidelberg Vic 3084
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Indicative selling price

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

Single price	\$850,000
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Median sale price

Median price	\$655,000	House		Unit	X	Suburb	Heidelberg
Period - From	01/04/2017	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	3/14 Jolliffe Cr ROSANNA 3084	\$830,000	10/04/2017
2	4/581-583 Upper Heidelberg Rd HEIDELBERG HEIGHTS 3081	\$830,000	12/07/2017
3	1B/60 Darebin St HEIDELBERG 3084	\$802,500	04/03/2017

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.~~



 3  2  2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 161 sqm approx
Agent Comments

Indicative Selling Price
\$850,000

Median Unit Price
June quarter 2017: \$655,000

Comparable Properties



3/14 Jolliffe Cr ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$830,000
Method: Private Sale
Date: 10/04/2017
Rooms: 4
Property Type: Townhouse (Res)

4/581-583 Upper Heidelberg Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  2  2

Price: \$830,000
Method: Private Sale
Date: 12/07/2017
Rooms: 5
Property Type: Townhouse (Res)



1B/60 Darebin St HEIDELBERG 3084 (REI/VG)

Agent Comments

 3  2  1

Price: \$802,500
Method: Auction Sale
Date: 04/03/2017
Rooms: 5
Property Type: Townhouse (Res)