

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 4/21 Thames Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$650,000 & \$675,000

Median sale price

Median price \$650,000 House Unit X Suburb Heidelberg Heights
Period - From 01/01/2017 to 31/12/2017 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	2/9 Marks Av HEIDELBERG HEIGHTS 3081	\$672,000	02/12/2017
2	4/150 Liberty Pde BELLFIELD 3084	\$660,000	22/03/2018
3	3/4 Bonar St HEIDELBERG HEIGHTS 3081	\$655,000	24/11/2017

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.



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Rooms: 4

Property Type: Townhouse

Land Size: N/A sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$675,000

Median Unit Price

Year ending December 2017: \$650,000

Comparable Properties



2/9 Marks Av HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

2 1 1

Price: \$672,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 3

Property Type: Townhouse (Res)



4/150 Liberty Pde BELLFIELD 3084 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Sold Before Auction

Date: 22/03/2018

Rooms: -

Property Type: Unit



3/4 Bonar St HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

2 - -

Price: \$655,000

Method: Sale

Date: 24/11/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)