

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

3/26 Lawson Parade, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$565,000

&

\$600,000

Median sale price

Median price

\$526,500

Unit

X

Suburb

Heidelberg Heights

Period - From

June 2016

to

June 2017

Source

REIV

Comparable property sales

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
1/35 Waiora Rd HEIDELBERG HEIGHTS 3081	\$566,850	28/01/2017
2/76 Porter Rd HEIDELBERG HEIGHTS 3081	\$575,000	08/04/2017
1/55 Outhwaite Rd, HEIDELBERG HEIGHTS 3081	\$601,000	20/05/2017