

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE

3/53 YARRA STREET, HEIDELBERG VIC 3084

Indicative selling price

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

Price Range between **\$520,000** & **\$572,000**

Median sale price

House as applicable)

1 Median price **\$568,000** *UNIT **X** Suburb or locality **HEIDELBERG VIC 3084**
Period - From **01/05/2018** **31/08/2018** Source **REIV**

Comparable property sales

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. 7/61-63 Maltravers Rd IVANHOE EAST	\$542,000	14 April 2018
2. 2/147 Marshall St IVANHOE	\$560,000	21 April 2018
3. 4/172 Hawdon St HEIDELBERG	\$575,000	14 July 2018