

## 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

14/15 McEwan Road, Heidelberg Heights Vic 3081

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$359,000

#### Median sale price

Median price

\$526,500

Unit

X

Suburb

Heidelberg Heights

Period - From

01/04/2016

to

31/03/2017

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
5/157 Northern Rd HEIDELBERG HEIGHTS 3081	\$385,000	02/12/2016
3/8-10 Leicester St HEIDELBERG HEIGHTS 3081	\$375,000	08/12/2016
3/435 Waterdale Rd HEIDELBERG WEST 3081	\$357,500	13/04/2017