

## 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	70 Tobruk Avenue, Heidelberg West Vic 3081
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#### Indicative selling price

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

Single price	\$880,000
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#### Median sale price

Median price	\$746,250	House	X	Unit		Suburb	Heidelberg West
Period - From	01/10/2017	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	4 Wau St HEIDELBERG WEST 3081	\$815,000	11/12/2017
2	11 Wau St HEIDELBERG WEST 3081	\$750,000	06/11/2017
3	22 Bardia St HEIDELBERG WEST 3081	\$747,500	15/11/2017

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:**  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx  
**Agent Comments**

## Comparable Properties



**4 Wau St HEIDELBERG WEST 3081 (REI)**

**Agent Comments**

3   1   3

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 11/12/2017  
**Rooms:** 5  
**Property Type:** House (Res)



**11 Wau St HEIDELBERG WEST 3081 (REI)**

**Agent Comments**

2   1   -

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 06/11/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 614 sqm approx



**22 Bardia St HEIDELBERG WEST 3081 (REI)**

**Agent Comments**

2   1   2

**Price:** \$747,500  
**Method:** Private Sale  
**Date:** 15/11/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 601 sqm approx