

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	103/55 Yarra Street, Heidelberg Vic 3084
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Indicative selling price

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

Range between	\$615,000	&	\$640,000
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Median sale price

Median price	\$628,750	House		Unit	X	Suburb	Heidelberg
Period - From	01/04/2018	to	30/06/2018	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		
3		

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.

103/55 Yarra Street, Heidelberg Vic 3084

Miles
EST 1924

Stewart Oldmeadow

03 9490 0537

0412 119 277

soldmeadow@milesre.com.au

Indicative Selling Price

\$615,000 - \$640,000

Median Unit Price

June quarter 2018: \$628,750



 2  2  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



4/3 Burgundy St HEIDELBERG 3084 (REI)

Agent Comments

 3  2  2

Price: \$660,000

Method: Private Sale

Date: 20/06/2018

Rooms: 4

Property Type: Apartment



28/96 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments

 2  2  1

Price: \$598,500

Method: Private Sale

Date: 08/05/2018

Rooms: 4

Property Type: Apartment

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.