

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

3/97 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$630,000

&

\$670,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Heidelberg

Period - From

01/01/2019

to

31/12/2019

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	2/6 Lawson Pde HEIDELBERG HEIGHTS 3081	\$659,000	04/11/2019
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.

This Statement of Information was prepared on:

19/02/2020 12:11

3/97 Rosanna Road, Heidelberg Vic 3084



 3  1  2

Property Type: Townhouse

Land Size: 199 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

Year ending December 2019: \$680,000

Comparable Properties



2/6 Lawson Pde HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

 3  1  2

Price: \$659,000

Method: Sold Before Auction

Date: 04/11/2019

Property Type: Unit

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.

Account - Jellis Craig | P: 03 94598111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.