

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

1/18 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$520,000

&

\$550,000

Median sale price

Median price

\$545,000

Unit

X

Suburb

Heidelberg

Period - From

01/01/2017

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
17/127 Hawdon St HEIDELBERG 3084	\$579,000	11/03/2017
5/68 Brown St HEIDELBERG 3084	\$546,500	03/12/2016
7/75 Rosanna Rd HEIDELBERG 3084	\$525,000	19/12/2016