

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode 97 Edwin Street, Heidelberg Heights Vic 3108

### Indicative selling price

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

Single price \$1,700,000

### Median sale price

Median price \$892,000

House X

Suburb Heidelberg Heights

Period - From 01/01/2017 to 31/03/2017

Source REIV

### Comparable property sales

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.