

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 Blackwood Parade, Heidelberg West Vic 3081
--

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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	3 Setani Cr HEIDELBERG WEST 3081	\$817,000	02/02/2018
2	17 Terry St HEIDELBERG HEIGHTS 3081	\$805,000	10/02/2018
3	6 Collins St HEIDELBERG HEIGHTS 3081	\$797,500	04/07/2018

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.



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$830,000
Median House Price
June quarter 2018: \$712,500

Comparable Properties



3 Setani Cr HEIDELBERG WEST 3081 (VG) Agent Comments



Price: \$817,000
Method: Sale
Date: 02/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 597 sqm approx



17 Terry St HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 10/02/2018
Rooms: 6
Property Type: House (Res)
Land Size: 583 sqm approx



6 Collins St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments



Price: \$797,500
Method: Private Sale
Date: 04/07/2018
Rooms: 4
Property Type: House
Land Size: 587 sqm approx