

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

405/1 Eden Street, Heidelberg Heights Vic 3081
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Indicative selling price

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

Single price

\$469,000

Median sale price

Median price	<table border="1"><tr><td>\$670,000</td></tr></table>	\$670,000	House	<table border="1"><tr><td></td></tr></table>		Unit	<table border="1"><tr><td>X</td></tr></table>	X	Suburb	<table border="1"><tr><td>Heidelberg Heights</td></tr></table>	Heidelberg Heights
\$670,000											
X											
Heidelberg Heights											
Period - From	<table border="1"><tr><td>01/04/2018</td></tr></table>	01/04/2018	to	<table border="1"><tr><td>30/06/2018</td></tr></table>	30/06/2018	Source	<table border="1"><tr><td>REIV</td></tr></table>			REIV	
01/04/2018											
30/06/2018											
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	3/119 Cape St HEIDELBERG 3084	\$470,000	11/02/2018
2	306/254 Bell St HEIDELBERG HEIGHTS 3081	\$432,500	26/06/2018
3	307/8 Martin St HEIDELBERG 3084	\$425,000	06/04/2018

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$469,000
Median Unit Price
June quarter 2018: \$670,000

Comparable Properties

3/119 Cape St HEIDELBERG 3084 (VG)

Agent Comments

2 - -

Price: \$470,000
Method: Sale
Date: 11/02/2018
Rooms: -
Property Type: Strata Unit/Flat

306/254 Bell St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

2 1 1

Price: \$432,500
Method: Private Sale
Date: 26/06/2018
Rooms: -
Property Type: Apartment



307/8 Martin St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$425,000
Method: Private Sale
Date: 06/04/2018
Rooms: -
Property Type: Apartment