



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 768 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$950,000 - \$1,045,000  
**Median House Price**  
 Year ending June 2017: \$836,500

## Comparable Properties

**9 Griffiths St BELLFIELD 3081 (REI)**

Agent Comments



**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 05/07/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 746 sqm approx



**171 Southern Rd HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments



**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx



**16 Wilkinson Cr BELLFIELD 3081 (VG)**

Agent Comments



**Price:** \$950,000  
**Method:** Sale  
**Date:** 28/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 672 sqm approx

## 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 88 Altona Street, Heidelberg Heights Vic 3081

#### Indicative selling price

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

Range between \$950,000 & \$1,045,000

#### Median sale price

Median price \$836,500 House X Suburb Heidelberg Heights

Period - From 01/07/2016 to 30/06/2017 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 |
|--------------------------------------|-----------|--------------|
| 9 Griffiths St BELLFIELD 3081        | \$995,000 | 05/07/2017   |
| 171 Southern Rd HEIDELBERG WEST 3081 | \$950,000 | 22/04/2017   |
| 16 Wilkinson Cr BELLFIELD 3081       | \$950,000 | 28/04/2017   |