

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

2/7 Ceram Court, Heidelberg West 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

\$690,000

&

\$720,000

**Median sale price**

Median price

\$726,500

House

X

Unit

Suburb

Heidelberg West

Period - From

01/07/2017

to

30/09/2017

Source

REIV

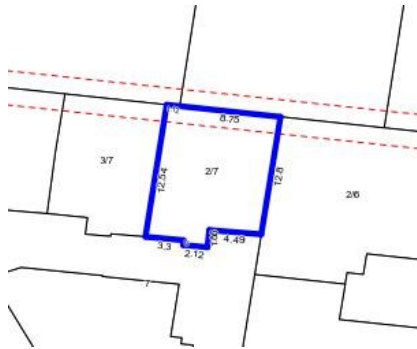
**Comparable property sales (\*Delete A or B below as applicable)**

**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	2/100 Edwin St HEIDELBERG HEIGHTS 3081	\$710,000	27/10/2017
2	1/151 Porter Rd HEIDELBERG HEIGHTS 3081	\$710,000	02/12/2017
3	4/139 Porter Rd HEIDELBERG HEIGHTS 3081	\$701,000	05/08/2017

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:** Townhouse  
 (Single)  
 Agent Comments

**Indicative Selling Price**  
 \$690,000 - \$720,000  
**Median House Price**  
 September quarter 2017: \$726,500

## Comparable Properties



**2/100 Edwin St HEIDELBERG HEIGHTS 3081** Agent Comments  
 (REI/VG)



**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**1/151 Porter Rd HEIDELBERG HEIGHTS 3081** Agent Comments  
 (REI)



**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 4  
**Property Type:** Unit



**4/139 Porter Rd HEIDELBERG HEIGHTS 3081** Agent Comments  
 (REI/VG)



**Price:** \$701,000  
**Method:** Auction Sale  
**Date:** 05/08/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)