

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

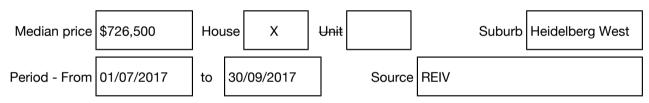
s 2/7 Ceram Court, Heidelberg West Vic 3081 d e

Indicative selling price

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

Range between	\$690,000	&	\$720,000

Median sale price



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.

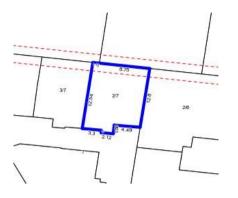
Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$690,000 - \$720,000 Median House Price September quarter 2017: \$726,500

Comparable Properties



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

2/100 Edwin St HEIDELBERG HEIGHTS 3081



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)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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Agent Comments

