

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 6 James Street, HEIDELBERG HEIGHTS 3081

### Indicative selling price

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

**Range from \$650,000 -  
\$715,000**

### Median sale price

Median **Unit** for **HEIDELBERG HEIGHTS** for period **Jan 2017 - Jun 2017**  
Sourced from .

**\$630,000**

### Comparable property sales

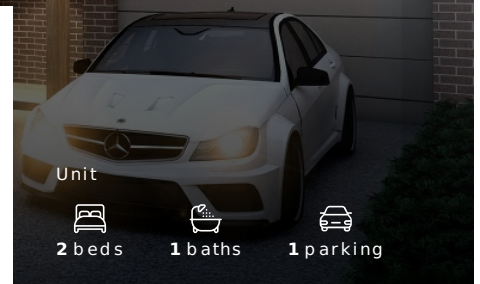
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**49C Dresden Street,** Price **\$680,000** Sold 27 May 2017  
Heidelberg Heights 3081

**2/67 Lloyd Street,** Price **\$645,000** Sold 29 April 2017  
Heidelberg Heights 3081

**3/26 Lawson Parade,** Price **\$654,500** Sold 17 June 2017  
Heidelberg Heights 3081

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from .



Unit



2 beds




1 baths



1 parking

### Contact agents

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UPPER EAST SIDE

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