

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

1-5/225 Waiora Road, Heidelberg Heights

Indicative selling price

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

Units 1-5 range between:

\$780,000

&

\$850,000

Median sale price

Median price

\$672,000

Unit

X

Suburb

Heidelberg Heights

Period - From

01/10/2017

to

31/12/2017

Source

REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/59 Strathallan Road, Macleod	\$868,000	05/09/2017
3/20 Ferguson Street, Macleod	\$849,950	04/09/2017
9 Heffernan Walk, Heidelberg Heights	\$760,000	13/12/2017