

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Single price \$* or range between \$*345,000 & \$365,000

Median sale price

(*Delete house or unit as applicable)

Median price \$543,250 *House *unit Suburb or locality Heidelberg VIC 3084
 Period - From JAN 2017 to APR 2017 Source CoreLogic

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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 3/83 Yarra street, Heidelberg Vic 3084	\$340,000	21/ Jan/2017
2 3/120 Burgundy street, Heidelberg Vic 3084	\$380,000	27/Jan/2017
3 11/40 Burgundy street, Heidelberg Vic 3084	\$518,000	2/Mar/2017