

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

Unit 1, 86 Southern Road, Heidelberg Heights

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

\$750,000

&

\$800,000

Median sale price

Median price

\$750,000

Property type

3 Bedroom
Townhouse

Suburb

Heidelberg Heights

Period -
From

1/12/2019

to

11/11/2020

Source

Pricefinder

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 1/100 Edwin Street, Heidelberg Heights	\$821,750	3/5/2020
2 1/3 Mary Street, Heidelberg Heights	\$763,000	16/6/2020
3 5/22 Porter Road, Heidelberg Heights	\$840,000	19/5/2020

This Statement of Information was prepared on: 11 November 2020