

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

Unit 2, 11 Flinders Street, Heidelberg Heights 3081

### Indicative selling price

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

Unit type or class e.g. One bedroom units		Lower price		Higher price
Two Bedroom Unit (Unit 2)	range between	\$610,000	&	\$630,000
	range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$660,000	Suburb	Heidelberg Heights
Period - From	1/1/2020	To	30/12/2020
		Source	Pricefinder

### Comparable property sales

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

30 December 2020