

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 22 Marie Avenue, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Heidelberg Heights

Period - From 14/10/2018 to 13/10/2019 Source REIV

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	4/1 Hillside Rd ROSANNA 3084	\$845,000	03/05/2019
2	1/133 Waiora Rd HEIDELBERG HEIGHTS 3081	\$796,000	14/06/2019
3	4/175 Bellevue Av ROSANNA 3084	\$750,000	19/06/2019

OR

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

This Statement of Information was prepared on: 14/10/2019 10:04



 3  3  2

Rooms: 6
Property Type: Townhouse
Land Size: NA sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
14/10/2018 - 13/10/2019: \$620,000

Comparable Properties

4/1 Hillside Rd ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  1

Price: \$845,000
Method: Private Sale
Date: 03/05/2019
Property Type: Flat/Unit/Apartment (Res)



1/133 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$796,000
Method: Private Sale
Date: 14/06/2019
Property Type: Townhouse (Single)



4/175 Bellevue Av ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$750,000
Method: Private Sale
Date: 19/06/2019
Property Type: Townhouse (Single)