

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 405/1 Eden Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$399,000 & \$438,900

Median sale price

Median price \$670,000 House Unit X Suburb Heidelberg Heights

Period - From 01/10/2017 to 30/09/2018 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	6/1 Eden St HEIDELBERG HEIGHTS 3081	\$432,500	26/06/2018
2	407/8 Martin St HEIDELBERG 3084	\$410,000	04/07/2018
3	4/452 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$403,000	12/05/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$399,000 - \$438,900

Median Unit Price

Year ending September 2018: \$670,000

Comparable Properties

6/1 Eden St HEIDELBERG HEIGHTS 3081 (VG) **Agent Comments**

2 - -

Price: \$432,500
Method: Sale
Date: 26/06/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



407/8 Martin St HEIDELBERG 3084 (REI/VG) **Agent Comments**

2 1 1

Price: \$410,000
Method: Private Sale
Date: 04/07/2018
Rooms: -
Property Type: Apartment

4/452 Waterdale Rd HEIDELBERG HEIGHTS 3081 (VG) **Agent Comments**

2 - -

Price: \$403,000
Method: Sale
Date: 12/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)