

# 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 2/6 James Street, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$760,000

### Median sale price

Median price \$757,000 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2018 to 30/09/2019 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	2/31-33 Grandview Gr ROSANNA 3084	\$735,000	06/08/2019
2	136 Edwin St HEIDELBERG HEIGHTS 3081	\$735,000	15/06/2019
3	3/16 Linden Av IVANHOE 3079	\$725,000	15/10/2019

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: 26/11/2019 11:32



**Rooms:** 8  
**Property Type:** Townhouse  
**Land Size:** 110 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$760,000  
**Median House Price**  
Year ending September 2019: \$757,000

## Comparable Properties



**2/31-33 Grandview Gr ROSANNA 3084 (REI/VG)**

**Agent Comments**



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 06/08/2019  
**Property Type:** Unit



**136 Edwin St HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 15/06/2019  
**Property Type:** Townhouse (Single)  
**Land Size:** 213 sqm approx



**3/16 Linden Av IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 15/10/2019  
**Property Type:** Unit