

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

8/23 McEwan Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$470,000 & \$490,000

Median sale price

Median price \$697,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/07/2019 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	4/23-25 McEwan Rd HEIDELBERG HEIGHTS 3081	\$435,000	25/10/2019
2			
3			

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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Property Type: Unit
Agent Comments

Indicative Selling Price

\$470,000 - \$490,000

Median Unit Price

September quarter 2019: \$697,000

Comparable Properties



**4/23-25 McEwan Rd HEIDELBERG HEIGHTS
3081 (REI)**

Agent Comments

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Price: \$435,000

Method: Private Sale

Date: 25/10/2019

Property Type: Apartment

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.