

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  Unit  Suburb   
 Period - From  to  Source

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/15 Alfred St HEIDELBERG HEIGHTS 3081	\$450,000	09/02/2017
17/459 Waterdale Rd HEIDELBERG WEST 3081	\$444,000	27/05/2017
2/199 Oriel Rd HEIDELBERG WEST 3081	\$440,500	04/04/2017