

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

35 Elliott Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$1,050,000

&

\$1,100,000

Median sale price

Median price

\$840,000

House

X

Unit

Suburb

Heidelberg
Heights

Period - From

01/01/2017

to

31/12/2017

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		
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.



Rooms:

Property Type: House

Land Size: 580 sqm approx

Agent Comments

Vacant land with approved plans and permits for three townhouses.

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

Year ending December 2017: \$840,000

Comparable Properties



1 Calola St HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$1,265,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 704 sqm approx



36 Dresden St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$1,071,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 568 sqm approx

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.