

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address	18 Haig Street Heidelberg Heights 3081
Including suburb and postcode	1/18 Haig Street Heidelberg Heights 3081 2/18 Haig Street Heidelberg Heights 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
18 Haig Street Heidelberg Heights 5 bedroom		Or range between	\$1,080,000		\$1,180,000
1/18 Haig Street Heidelberg Heights 3 bedroom		Or range between	\$760,000		\$830,000
2/18 Haig Street Heidelberg Heights 3 bedroom 1 retreat		Or range between	\$780,000		\$855,000
	\$*	Or range between	\$*		\$
	\$*	Or range between	\$*		\$
	\$*	Or range between	\$*		\$
	\$*	Or range between	\$*		\$
	\$*	Or range between	\$*		\$
	\$*	Or range between	\$*		\$
	\$*	Or range between	\$*		\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	<input type="text" value="\$672,000"/>	Suburb	<input type="text" value="Heidelberg Heights"/>
Period - From	<input type="text"/>	To	<input type="text"/>
Source	<input type="text"/>		

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
5 bedroom	1 There are no comparable sales of size of 5 bedrooms, 4 bathrooms in the area of 2km in the last 6 months	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3 bedrooms	1 9 Heffernan Walk Heidelberg Heights	\$760,000	13/12/2017
	2 4/581-583 Upper Heidelberg Rd Heidelberg Heights	\$830,000	12/07/2017
	3 3/28 Altona Street Heidelberg Heights	\$765,000	20/10/2017

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3 bedrooms 1 retreat	1 7 Heffernan Walk Heidelberg Heights	\$860,000	21/11/2017
	2 2/14 Edgar Street Heidelberg	\$835,000	02/11/2017
	3 9 Heffernan Walk Heidelberg Heights	\$760,000	13/12/2017

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.