

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
Including suburb and
postcode 1, 5 & 6, 55-57 Brown Street Heidelberg

Indicative selling price

For the meaning of this price see 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
Type 1 - 2 bedroom, 2 bathroom & 1 garage	\$890,000	Or range between	\$*	&	\$
Type 2 - 3 bedroom, 2 bathroom & 2 garage	\$990,000	Or range between	\$*	&	\$
Type 3 - 3 bedroom, 2 bathroom & 2 garage	\$1,090,000	Or range between	\$*	&	\$
	\$*	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 \$655,000

Suburb Heidelberg

Period - From 20/03/2017

To 19/09/2017

Source REIV

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
Type 1 (Unit 1) 2 bedroom, 2 bathroom & 1 garage	1 2/98 Hawdon Street Heidelberg	\$685,000	27/05/2017
	2 49C Dresden Street Heidelberg Heights	\$680,000	27/05/2017
	3 1/54 Banksia Street Heidelberg	\$665,000	27/05/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Type 2 (Unit 6) 3 bedroom, 2 bathroom & 2 garage	1 G05/55 Yarra Street Heidelberg	\$990,000	10/06/2017
	2 105/55 Yarra Street Heidelberg	\$930,000	04/09/2017
	3 3/152 Hawdon Street Heidelberg	\$920,000	19/08/2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Type 3 (Unit 5) 3 bedroom, 2 bathroom & 2 garage	1 4/22 Myrtle Street Ivanhoe	\$1,130,000	25/03/2017
	2 G05/55 Yarra Street Heidelberg	\$990,000	10/06/2017
	3 105/55 Yarra Street Heidelberg	\$930,000	04/09/2017

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.