

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 9-11 Martin Street, Heidelberg VIC 3084

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 |
|--|--------------|------------------|-------------|---|--------------|
| 1 Bed, 1 Bath, 1 Car | | Or range between | \$389,000 | | \$427,000 |
| 1 Bed, 1 Bath, 1 Car | | Or range between | \$428,000 | | \$467,000 |
| 1 Bed, 1 Bath, Study, 1 Car | | Or range between | \$405,000 | | \$442,000 |
| 1 Bed, 1 Bath, Study, 1 Car | | Or range between | \$447,000 | | \$463,000 |
| 1 Bed, 1 Bath, Study, 1 Car | \$558,000 | Or range between | | | |
| 2 Bed, 1 Bath, 1 Car | | Or range between | \$557,000 | | \$580,000 |
| 2 Bed, 2 Bath, 1 Car | | Or range between | \$555,000 | | \$607,000 |
| 2 Bed, 2 Bath, 1 Car | | Or range between | \$613,000 | | \$667,000 |
| 2 Bed, 2 Bath, 1 Car | \$687,000 | Or range between | | | |
| 2 Bed, 2 Bath, Study, 1 Car | \$643,000 | Or range between | | | |
| 2 Bed, 2 Bath, 2 Car | \$807,000 | Or range between | | | |

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$615,000

Suburb Heidelberg

Period - From 1 May 2017

To 7 May 2018

Source CoreLogic

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Comparable property sales

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 |
|----------------------|-------------------------------------|-------|--------------|
| 1 Bed, 1 Bath, 1 Car | 10/46 Barkly Pl Heidelberg 3084 VIC | \$ | |
| | 18/1 Powlett St Heidelberg 3084 VIC | \$ | |
| | | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------------------|----------------------------|-------|--------------|
| 1 Bed, 1 Bath, Study, 1 Car | | \$ | |
| | | \$ | |
| | | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------------|----------------------------|-------|--------------|
| 2 Bed, 1 Bath, 1 Car | | \$ | |
| | | \$ | |
| | | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------------|----------------------------|-------|--------------|
| 2 Bed, 2 Bath, 1 Car | | \$ | |
| | | \$ | |
| | | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------------------|----------------------------|-------|--------------|
| 2 Bed, 2 Bath, Study, 1 Car | | \$ | |
| | | \$ | |
| | | \$ | |

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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

| Unit type or class | Address of comparable unit | Price | Date of sale |
|----------------------|----------------------------|-------|--------------|
| 2 Bed, 2 Bath, 2 Car | | \$ | |
| 2 Bed, 2 Bath, 2 Car | | \$ | |
| 2 Bed, 2 Bath, 2 Car | | \$ | |

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.

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