### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

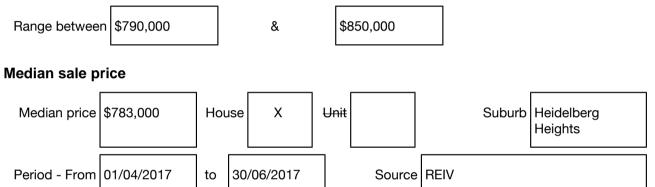
#### Property offered for sale

Address Including suburb and postcode

23 Swanston Street, Heidelberg Heights Vic 3081

#### Indicative selling price

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



#### 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	1 Dennis St HEIDELBERG HEIGHTS 3081	\$850,000	01/07/2017
2	42 Swanston St HEIDELBERG HEIGHTS 3081	\$811,000	09/09/2017
3	44 Marie Av HEIDELBERG HEIGHTS 3081	\$786,000	01/04/2017

#### 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.

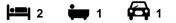
Account - Collings Northcote | P: 03 9486 2000

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House Land Size: 615 sqm approx Agent Comments Harry Manaras 9486 2000 0420 477 007 harry@collings.com.au

Indicative Selling Price \$790,000 - \$850,000 Median House Price June quarter 2017: \$783,000

## **Comparable Properties**



1 Dennis St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments



Price: \$850,000 Method: Auction Sale Date: 01/07/2017 Rooms: 4 Property Type: House Land Size: 650 sqm approx



42 Swanston St HEIDELBERG HEIGHTS 3081 Agent Comments (REI)



Price: \$811,000 Method: Auction Sale Date: 09/09/2017 Rooms: 5 Property Type: House (Res) Land Size: 586 sqm approx



44 Marie Av HEIDELBERG HEIGHTS 3081 Ag (REI) 3 
1 
1

Agent Comments

Price: \$786,000 Method: Auction Sale Date: 01/04/2017 Rooms: 5 Property Type: House (Res) Land Size: 580 sqm approx

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