

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$783,000 House X Unit Suburb Heidelberg Heights

Period - From 01/04/2017 to 30/06/2017 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 | 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.~~

23 Swanston Street, Heidelberg Heights Vic 3081

Harry Manaras
9486 2000
0420 477 007
harry@collings.com.au



 2  1  1

Rooms:
Property Type: House
Land Size: 615 sqm approx
Agent Comments

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**

 3  1  1

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 (REI) **Agent Comments**

 3  1  1

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 (REI) **Agent Comments**

 3  1  1

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