

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

41 Bonar Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

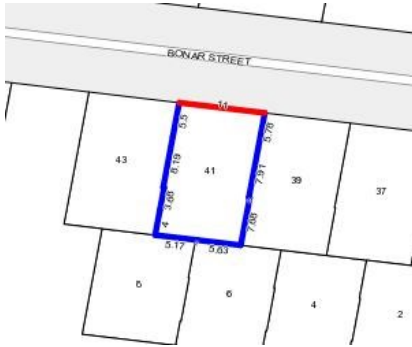
Comparable property sales (*Delete A or B below as applicable)

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	9 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$890,000	16/03/2018
2	13 Ironbark Cr IVANHOE 3079	\$875,000	29/03/2018
3	1/62 Lloyd St HEIDELBERG HEIGHTS 3081	\$871,000	27/03/2018

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.



4 - 2

Rooms:
Property Type: Townhouse
Land Size: 235 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 Year ending June 2018: \$858,000

Comparable Properties



9 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG) **Agent Comments**

3 2 2

Price: \$890,000
Method: Sold Before Auction
Date: 16/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 249 sqm approx



13 Ironbark Cr IVANHOE 3079 (REI/VG) **Agent Comments**

3 2 2

Price: \$875,000
Method: Private Sale
Date: 29/03/2018
Rooms: -
Property Type: Townhouse (Res)



1/62 Lloyd St HEIDELBERG HEIGHTS 3081 (REI/VG) **Agent Comments**

4 3 2

Price: \$871,000
Method: Private Sale
Date: 27/03/2018
Rooms: 9
Property Type: House (Res)
Land Size: 257 sqm approx