

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	41 Bonar Street, Heidelberg Heights Vic 3081
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$850,000	&	\$900,000

Median sale price

Median price	\$858,000	Hou	ıse	Х	Unit			Heidelberg Heights
Period - From	01/07/2017	to	30/	/06/2018		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.

Ad	dress 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.

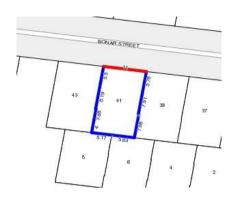
Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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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)

-3

2



Price: \$890,000

Method: Sold Before Auction

Date: 16/03/2018

Rooms: 4

Property Type: House (Res) **Land Size:** 249 sqm approx

Agent Comments



13 Ironbark Cr IVANHOE 3079 (REI/VG)

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Price: \$875,000 Method: Private Sale Date: 29/03/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



1/62 Lloyd St HEIDELBERG HEIGHTS 3081

(REI/VG)

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•••• 3



Agent Comments

Price: \$871,000 Method: Private Sale Date: 27/03/2018

Rooms: 9

Property Type: House (Res) **Land Size:** 257 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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.

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