

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 101/542 Waterdale Rd, Heidelberg Heights Victoria 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between \$420,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$492,000 *Unit x Suburb Heidelberg Heights 3081
Period - From Feb 26th 2018 Source Realestate.com

Comparable property sales

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
9/22 Bell Street, Heidelberg Heights VIC 3081	\$416,000	07/10/2017
7/22 Bell Street, Heidelberg Heights VIC 3081	\$420,000	13/07/2017
5/157 Northern Road Heidelberg Heights VIC 3081	\$410,000	09/02/2018