

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	295 Bell Street, Heidelberg West Vic 3081 - (CULTIVATE)
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Indicative selling price

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath, 1 Carpark – GROUP A	\$	Or range between	\$*369,000		\$405,000
1 Bed, 1 Bath, 1 Carpark – GROUP B	\$*	Or range between	\$*410,000		\$432,500
2 Bed, 1 Bath, 1 Carpark – GROUP C	\$*465,000	Or range between	\$*		\$
2 Bed, 2 Bath, 1 Carpark – GROUP D	\$*	Or range between	\$*466,000		\$512,000
2 Bed, 2 Bath, 1 Carpark – GROUP E	\$*	Or range between	\$*517,000		\$546,000
3 Bed, 2 Bath, 1 Carpark – GROUP F	\$*	Or range between	\$*706,000		\$750,000

Suburb Unit median sale price

Median price	\$572,500	Suburb	Heidelberg West
Period - From	18/06/18	To	18/06/19
Source	PDOL		

Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP A	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP D	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP E	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP F	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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