

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)

Indicative selling price

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

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	\$*290,700	&	\$319,770
1 Bed, 1 Bath, 1 Carpark – GROUP B	\$*	Or range between	\$*357,000	&	\$392,700
2 Bed, 2 Bath, 1 Carpark – GROUP C	\$*	Or range between	\$*451,000	&	\$496,100
2 Bed, 2 Bath, 1 Carpark – GROUP D	\$*	Or range between	\$*496,740	&	\$546,414
2 Bed, 2 Bath, 1 Carpark – GROUP E	\$*	Or range between	\$*548,000	&	\$602,800
3 Bed, 2 Bath, 2 Carpark – GROUP F	\$*	Or range between	\$*706,000	&	\$776,600

Additional entries may be included or attached as required.

Suburb House median sale price

Median price \$688,750 Suburb Heidelberg West

Period - From 25/08/16 To 25/08/17 Source PDOL

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

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

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.
---------	--

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.
---------	--

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.
---------	--

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.
---------	--

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.
---------	--

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.
---------	--

OR

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.