

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: 27 Birkdale Avenue, Heatherton Vic 3202

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price: \$937,500 House Unit Suburb: Heatherton
 Period - From: 01/07/2018 to: 30/06/2019 Source: REIV

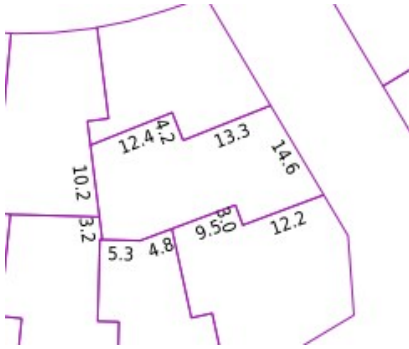
Comparable property sales (*Delete A or B below as applicable)

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.

	Address of comparable property	Price	Date of sale
1	14 Royal Troon Av HEATHERTON 3202	\$1,100,000	08/07/2019
2	5 Augusta Sq HEATHERTON 3202	\$1,030,000	08/06/2019
3	12 Jarrahdale St CHELTENHAM 3192	\$1,022,000	06/04/2019

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 2

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 406 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending June 2019: \$937,500

Comparable Properties



14 Royal Troon Av HEATHERTON 3202 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 08/07/2019
Rooms: 6
Property Type: House
Land Size: 421 sqm approx

5 Augusta Sq HEATHERTON 3202 (REI/VG)

Agent Comments

4 2 2

Price: \$1,030,000
Method: Private Sale
Date: 08/06/2019
Rooms: 6
Property Type: House
Land Size: 326 sqm approx



12 Jarrahdale St CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 1

Price: \$1,022,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: House
Land Size: 559 sqm approx