

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 63 Hawdon St, Heidelberg Vic 3084

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
2 Bed, 2 Bath, 1 Carpark, GROUP A	\$*	Or range between	\$*685,000		\$753,500
2 Bed, 2 Bath, 2 Carpark, GROUP B	\$*785,000	Or range between	\$		\$
2 Bed, 2 Bath, 1 Carpark, GROUP C	\$*	Or range between	\$*835,000		\$918,500
2 Bed, 2 Bath, 2 Carpark, GROUP D	\$*910,000	Or range between	\$*		\$

Additional entries may be included or attached as required.

Suburb Apartment median sale price

Median price \$594,500

Suburb Heidelberg

Period - From 25/05/16

To 25/05/17

Source PDOL

Suburb House median sale price

Median price \$1,122,500

Suburb Heidelberg

Period - From 25/05/16

To 25/05/17

Source PDOL

Comparable property sales

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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