OBrien Real Estate

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STATEMENT OF INFORMATION

Prepared on 10 Dec 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

49 Swanston Street Heidelberg Heights VIC 3081

3 1 2

Indicative Selling Price

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

Single Price $640,000

Median Sale Price

$832,500 Houses in Heidelberg heights between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



80 Lloyd Street Heidelberg Heights VIC 3081 Sold Price **$630,000** Sold Date **13-Oct-18**

2 1 - Distance **0.59km**



12 Glover Street Heidelberg Heights VIC 3081 Sold Price **$690,000** Sold Date **14-Jun-18**

3 1 1 Distance **0.24km**



6 Dennis Street Heidelberg Heights VIC 3081 Sold Price **$692,000** Sold Date **30-Jul-18**

2 1 1 Distance **0.43km**

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99 Dougharty Road Heidelberg Heights VIC 3081

3 1 -

Sold Price **$700,000** Sold Date **26-May-18**

Distance **0.42km**



44 Swanston Street Heidelberg Heights VIC 3081

2 1 1

Sold Price **$720,000** Sold Date **12-Jun-18**

Distance **0.07km**



51 Swanston Street Heidelberg Heights VIC 3081

3 1 2

Sold Price **$725,000** Sold Date **07-Aug-18**

Distance **0.02km**

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