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	Unit 1, 288 Oriel Road, Heidelberg West

Indicative selling price

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

single price	$640,000

Median sale price

Median price	$617,500	Property type	*2 Bed Townhouse*	Suburb	Heidelberg West
Period - From	18/11/2021	to	18/5/2022	Source	Pricefinder

Comparable property sales

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.

This Statement of Information was prepared on: 18/5/2022