

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

20 Cleve Grove, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,080,500

Property Type House

Suburb Heidelberg

Period - From 01/10/2018

to 30/09/2019

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	35 Hopetoun Gr EAGLEMONT 3084	\$1,799,000	13/08/2019
2	7 Gloucester Dr HEIDELBERG 3084	\$1,550,500	17/08/2019
3	14 Grenhilda Rd ROSANNA 3084	\$1,525,000	17/08/2019

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.~~

This Statement of Information was prepared on:

11/11/2019 16:55



 5  3  4

Property Type: House (Res)

Land Size: 676 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending September 2019: \$1,080,500

Comparable Properties



35 Hopetoun Gr EAGLEMONT 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,799,000

Method: Private Sale

Date: 13/08/2019

Property Type: House

Land Size: 849 sqm approx



7 Gloucester Dr HEIDELBERG 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,550,500

Method: Auction Sale

Date: 17/08/2019

Property Type: House (Res)

Land Size: 587 sqm approx



14 Grenhilda Rd ROSANNA 3084 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,525,000

Method: Auction Sale

Date: 17/08/2019

Property Type: House (Res)

Land Size: 889 sqm approx