

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 Gotha Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$820,000

&

\$880,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/01/2021

to

31/03/2021

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	154 Waiora Rd ROSANNA 3084	\$830,000	17/02/2021
2	9 Arnold Av HEIDELBERG HEIGHTS 3081	\$800,000	24/12/2020
3			

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:

06/05/2021 08:43



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Property Type: House
Land Size: 671 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
March quarter 2021: \$950,000

Comparable Properties



154 Waiora Rd ROSANNA 3084 (REI)

Agent Comments

1 1 -

Price: \$830,000
Method: Private Sale
Date: 17/02/2021
Property Type: House (Res)
Land Size: 804 sqm approx



9 Arnold Av HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

3 1 1

Price: \$800,000
Method: Private Sale
Date: 24/12/2020
Property Type: House (Res)
Land Size: 667 sqm approx

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.