

# 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

10/68 Banksia Street, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$625,000

### Median sale price

Median price

\$682,000

Property Type

Unit

Suburb

Heidelberg

Period - From

01/07/2021

to

30/09/2021

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 | 8/143 Locksley Rd EAGLEMONT 3084 | \$630,500 | 06/11/2021   |
| 2 | 9/68 Banksia St HEIDELBERG 3084  | \$630,000 | 14/10/2021   |
| 3 | 1/109 Cape St HEIDELBERG 3084    | \$595,000 | 24/08/2021   |

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:

07/12/2021 09:46



**Rooms:** 3  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$625,000  
**Median Unit Price**  
September quarter 2021: \$682,000

## Comparable Properties



**8/143 Locksley Rd EAGLEMONT 3084 (REI)**

**Agent Comments**



**Price:** \$630,500  
**Method:** Auction Sale  
**Date:** 06/11/2021  
**Rooms:** 3  
**Property Type:** Apartment



**9/68 Banksia St HEIDELBERG 3084 (REI)**

**Agent Comments**



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 14/10/2021  
**Rooms:** 3  
**Property Type:** Unit

**1/109 Cape St HEIDELBERG 3084 (VG)**

**Agent Comments**



**Price:** \$595,000  
**Method:** Sale  
**Date:** 24/08/2021  
**Property Type:** Strata Unit/Flat

**Account - Miles** | P: 03 9497 3222 | F: 03 9499 4089