

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

11 Glover Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$825,500 Property Type House Suburb Heidelberg Heights

Period - From 01/07/2019 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	59 Alamein Rd HEIDELBERG WEST 3081	\$590,000	18/09/2019
2	11 Lancewood Av HEIDELBERG WEST 3081	\$580,000	04/06/2019
3	228 Oriel Rd HEIDELBERG WEST 3081	\$570,000	29/05/2019

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: 19/11/2019 17:37



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Property Type: House (Previously Occupied - Detached)
Land Size: 432 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
September quarter 2019: \$825,500

Comparable Properties



59 Alamein Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3 1 1

Price: \$590,000
Method: Private Sale
Date: 18/09/2019
Rooms: 5
Property Type: House
Land Size: 390 sqm approx



11 Lancewood Av HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3 1 -

Price: \$580,000
Method: Private Sale
Date: 04/06/2019
Property Type: House
Land Size: 589 sqm approx



228 Oriel Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 2

Price: \$570,000
Method: Sold Before Auction
Date: 29/05/2019
Property Type: House (Res)
Land Size: 354 sqm approx