

# 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

596 Upper Heidelberg Road, Heidelberg Vic 3084

### Indicative selling price

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

Single price

\$899,950

### Median sale price

Median price

\$1,548,250

Property Type

House

Suburb

Heidelberg

Period - From

01/04/2021

to

31/03/2022

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 | 29 Law St HEIDELBERG HEIGHTS 3081 | \$915,000 | 28/02/2022   |
| 2 | 8 Wewak Pde HEIDELBERG WEST 3081  | \$885,000 | 21/12/2021   |
| 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:

21/04/2022 08:13



2   1   2

**Property Type:** House  
**Land Size:** 593 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$899,950

**Median House Price**

Year ending March 2022: \$1,548,250

## Comparable Properties



**29 Law St HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

3   1   2

**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 28/02/2022  
**Property Type:** House  
**Land Size:** 588 sqm approx



**8 Wewak Pde HEIDELBERG WEST 3081 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$885,000  
**Method:** Auction Sale  
**Date:** 21/12/2021  
**Property Type:** House (Res)  
**Land Size:** 616 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.