

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

8 Cypress Street, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$825,250

Property Type

House

Suburb

Heidelberg West

Period - From

01/10/2021

to

31/12/2021

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	23 Flinders St HEIDELBERG HEIGHTS 3081	\$755,000	04/12/2021
2	1/37 Waiora Rd HEIDELBERG HEIGHTS 3081	\$742,500	18/10/2021
3	1/14 Burns Ct HEIDELBERG HEIGHTS 3081	\$730,000	04/10/2021

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:

03/02/2022 11:22



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Property Type: House

Land Size: 422m2 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

December quarter 2021: \$825,250

Comparable Properties



23 Flinders St HEIDELBERG HEIGHTS 3081
(REI/VG)

Agent Comments

2 1 -

Price: \$755,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 341 sqm approx



1/37 Waiora Rd HEIDELBERG HEIGHTS 3081
(REI/VG)

Agent Comments

3 1 1

Price: \$742,500

Method: Private Sale

Date: 18/10/2021

Property Type: House

Land Size: 374 sqm approx



1/14 Burns Ct HEIDELBERG HEIGHTS 3081
(REI/VG)

Agent Comments

3 1 2

Price: \$730,000

Method: Auction Sale

Date: 04/10/2021

Property Type: House (Res)

Land Size: 270 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996