

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

22 Olive Grove, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,382,000

Property Type House

Suburb Heidelberg

Period - From 01/10/2024

to

31/12/2024

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	34 Sevenoaks Av HEIDELBERG 3084	\$1,230,000	18/12/2024
2	70 Lower Plenty Rd ROSANNA 3084	\$1,200,000	27/11/2024
3	98 Rosanna Rd HEIDELBERG 3084	\$1,135,000	12/10/2024

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:

19/03/2025 14:01



 4  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 710 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2024: \$1,382,000

Comparable Properties



34 Sevenoaks Av HEIDELBERG 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,230,000
Method: Auction Sale
Date: 18/12/2024
Rooms: 5
Property Type: House (Res)
Land Size: 569 sqm approx



70 Lower Plenty Rd ROSANNA 3084 (REI/VG)

Agent Comments

 4  1  1

Price: \$1,200,000
Method: Private Sale
Date: 27/11/2024
Rooms: 8
Property Type: House (Res)
Land Size: 901 sqm approx



98 Rosanna Rd HEIDELBERG 3084 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,135,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 582 sqm approx

Account - Barry Plant | P: 03 9842 8888