

# 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

75 Beverley Road, Heidelberg Vic 3084

### Indicative selling price

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

Single price

\$2,035,000

### Median sale price

Median price

\$1,429,000

Property Type

House

Suburb

Heidelberg

Period - From

01/10/2023

to

31/12/2023

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	12 Gloucester Dr HEIDELBERG 3084	\$2,325,000	30/01/2024
2	11 Greville Rd ROSANNA 3084	\$2,010,000	16/11/2023
3	8 Yellow Box Tce HEIDELBERG 3084	\$1,850,000	28/10/2023

**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:

24/03/2024 16:29



 5  3  4

**Property Type:** House (Res)

**Land Size:** 565 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,035,000

**Median House Price**

December quarter 2023: \$1,429,000

## Comparable Properties



**12 Gloucester Dr HEIDELBERG 3084 (REI)**

**Agent Comments**

 4  4  2

**Price:** \$2,325,000

**Method:** Private Sale

**Date:** 30/01/2024

**Property Type:** House

**Land Size:** 591 sqm approx



**11 Greville Rd ROSANNA 3084 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,010,000

**Method:** Sold Before Auction

**Date:** 16/11/2023

**Property Type:** House (Res)

**Land Size:** 642 sqm approx



**8 Yellow Box Tce HEIDELBERG 3084 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 704 sqm approx