

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 Terry Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$700,000 & \$740,000

Median sale price

Median price \$765,000 Property Type House Suburb Heidelberg Heights

Period - From 01/04/2019 to 31/03/2020 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	19 Ashe Cr BELLFIELD 3081	\$740,000	22/02/2020
2	54 Porter Rd HEIDELBERG HEIGHTS 3081	\$725,000	14/12/2019
3	39 Collins St HEIDELBERG HEIGHTS 3081	\$700,000	16/11/2019

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:

28/04/2020 12:32



Property Type: House
Land Size: 587.18 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$740,000
Median House Price
Year ending March 2020: \$765,000

Comparable Properties



19 Ashe Cr BELLFIELD 3081 (REI/VG)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 625 sqm approx

54 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$725,000
Method: Auction Sale
Date: 14/12/2019
Property Type: House (Res)
Land Size: 643 sqm approx



39 Collins St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 591 sqm approx