

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

108 St James Road, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Heidelberg

Period - From

01/07/2022

to

30/09/2022

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	24 Miriam St ROSANNA 3084	\$1,180,000	03/09/2022
2	43 Invermay Gr ROSANNA 3084	\$1,200,000	04/06/2022
3	37 Jones Cr ROSANNA 3084	\$1,250,000	03/05/2022

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:

31/10/2022 16:13

108 St James Road, Heidelberg Vic 3084



3 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2022: \$1,510,000

Comparable Properties



24 Miriam St ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$1,180,000

Method: Auction Sale

Date: 03/09/2022

Rooms: 4

Property Type: House (Res)

Land Size: 635 sqm approx



43 Invermay Gr ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Private Sale

Date: 04/06/2022

Property Type: House

Land Size: 562 sqm approx



37 Jones Cr ROSANNA 3084 (REI)

Agent Comments

3 2 1

Price: \$1,250,000

Method: Private Sale

Date: 03/05/2022

Rooms: 5

Property Type: House (Res)

Land Size: 621 sqm approx

Account - Jellis Craig | P: 03 94598111



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