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

140 Altona Street, Heidelberg West Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	tween \$740,000		&		\$800,000				
Median sale price									
Median price	\$780,000	Pro	Property Type Ho		House		Suburb	Heidelberg West	
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	23 Blackwood Pde HEIDELBERG WEST 3081	\$785,000	14/11/2020
2	3 Kokoda St HEIDELBERG WEST 3081	\$755,000	15/10/2020
3	11 Wewak Pde HEIDELBERG WEST 3081	\$752,500	21/11/2020

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:

06/04/2021 09:05









Rooms: 4 Property Type: House Land Size: 665 sqm approx Agent Comments Indicative Selling Price \$740,000 - \$800,000 Median House Price December quarter 2020: \$780,000

Comparable Properties

23 Blackwood Pde HEIDELBERG WEST 3081 (VG) 2	Agent Comments
3 Kokoda St HEIDELBERG WEST 3081 (REI/VG) Image: 2 Image: 1 Image: 2 Image: 1 Price: \$755,000 Method: Private Sale Date: 15/10/2020 Property Type: House (Res) Land Size: 601.60 sqm approx	Agent Comments
11 Wewak Pde HEIDELBERG WEST 3081 (REI/VG) 2 1 3 Price: \$752,500 Method: Private Sale Date: 21/11/2020 Property Type: House (Res) Land Size: 602.90 sqm approx	Agent Comments

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.