

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$800,000

### Median sale price

Median price \$780,000 Property Type House Suburb Heidelberg West

Period - From 01/10/2020 to 31/12/2020 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	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)** **Agent Comments**



**Price:** \$785,000  
**Method:** Sale  
**Date:** 14/11/2020  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx



**3 Kokoda St HEIDELBERG WEST 3081 (REI/VG)** **Agent Comments**



**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 15/10/2020  
**Property Type:** House (Res)  
**Land Size:** 601.60 sqm approx



**11 Wewak Pde HEIDELBERG WEST 3081 (REI/VG)** **Agent Comments**



**Price:** \$752,500  
**Method:** Private Sale  
**Date:** 21/11/2020  
**Property Type:** House (Res)  
**Land Size:** 602.90 sqm approx