

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

1/69 Outhwaite Road Heidelberg Heights VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

2/5 Ceram Court Heidelberg West VIC 3081	\$705,000	11-Dec-20
2/76 Porter Road Heidelberg Heights VIC 3081	\$665,000	27-Nov-20
90A Altona Street Heidelberg Heights VIC 3081	\$730,000	19-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 13 April 2021



**2/5 Ceram Court Heidelberg West
VIC 3081**

 3  2  2

Sold Price

\$705,000

Sold Date

11-Dec-20

Distance

0.49km



**2/76 Porter Road Heidelberg
Heights VIC 3081**

 3  1  2

Sold Price

\$665,000

Sold Date

27-Nov-20

Distance

0.53km



**90A Altona Street Heidelberg
Heights VIC 3081**

 3  2  1

Sold Price

\$730,000

Sold Date

19-Dec-20

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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