

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

1/22 Shakespeare Grove, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$950,000 Property Type House Suburb Heidelberg Heights

Period - From 01/01/2021 to 31/03/2021 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	3/15 Francis St HEIDELBERG HEIGHTS 3081	\$838,000	15/03/2021
2	1/9 Porter Rd HEIDELBERG HEIGHTS 3081	\$875,000	26/12/2020
3	1/21 Kokoda St HEIDELBERG WEST 3081	\$852,000	22/12/2020

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: 15/06/2021 11:44



 4  2.5  2

Rooms: 8

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

March quarter 2021: \$950,000

Comparable Properties



3/15 Francis St HEIDELBERG HEIGHTS 3081
(REI/VG)

Agent Comments

 3  2  2

Price: \$838,000

Method: Private Sale

Date: 15/03/2021

Property Type: Townhouse (Res)



1/9 Porter Rd HEIDELBERG HEIGHTS 3081
(REI/VG)

Agent Comments

 3  3  2

Price: \$875,000

Method: Private Sale

Date: 26/12/2020

Property Type: Townhouse (Single)



1/21 Kokoda St HEIDELBERG WEST 3081
(REI/VG)

Agent Comments

 4  2  1

Price: \$852,000

Method: Private Sale

Date: 22/12/2020

Property Type: Townhouse (Res)