#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

	1/22 Shakespeare Grove, Heidelberg Heights Vic 3081
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$850,000 & \$900,000	Range between	\$850,000	&	\$900,000
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#### Median sale price

Median price	\$950,000	Pro	perty 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

	areas or comparable property	1 1100	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



Date of sale





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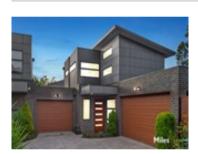
Rooms: 8

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)

**1** 3

2

**Price:** \$838,000 **Method:** Private Sale **Date:** 15/03/2021

Property Type: Townhouse (Res)

Agent Comments



1/9 Porter Rd HEIDELBERG HEIGHTS 3081

(REI/VG)

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Price: \$875,000 Method: Private Sale Date: 26/12/2020

Property Type: Townhouse (Single)

**Agent Comments** 



1/21 Kokoda St HEIDELBERG WEST 3081

(REI/VG)

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**Price:** \$852,000 **Method:** Private Sale **Date:** 22/12/2020

Property Type: Townhouse (Res)

Agent Comments

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



