

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 126 Southern Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$712,500 House ☒ Unit ☐ Suburb Heidelberg West

Period - From 01/04/2018 to 30/06/2018 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	13 Setani Cr HEIDELBERG WEST 3081	\$787,000	23/05/2018
2	201 Oriel Rd HEIDELBERG WEST 3081	\$776,000	21/07/2018
3	5 Wau St HEIDELBERG WEST 3081		05/05/2018

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.



2 1 1

Rooms: 4

Property Type: House (Res)

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



13 Setani Cr HEIDELBERG WEST 3081 (REI)

Agent Comments

2 1 4

Price: \$787,000

Method: Private Sale

Date: 23/05/2018

Rooms: -

Property Type: House

Land Size: 591 sqm approx



201 Oriel Rd HEIDELBERG WEST 3081 (REI)

Agent Comments

2 1 2

Price: \$776,000

Method: Auction Sale

Date: 21/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 669 sqm approx



5 Wau St HEIDELBERG WEST 3081 (REI)

Agent Comments

3 1 1

Price:

Method: Auction Sale

Date: 05/05/2018

Rooms: 4

Property Type: House (Res)

Land Size: 621 sqm approx