

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

8/71 Southern Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price

\$560,000

Median sale price

Median price

\$617,625

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/01/2019

to

31/12/2019

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	3/164 Waiora Rd ROSANNA 3084	\$556,000	08/11/2019
2			
3			

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:

31/03/2020 13:34



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$560,000

Median Unit Price

Year ending December 2019: \$617,625

Comparable Properties



3/164 Waiora Rd ROSANNA 3084 (REI/VG)

Agent Comments

2 1 2

Price: \$556,000

Method: Private Sale

Date: 08/11/2019

Rooms: 4

Property Type: Unit

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.