

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

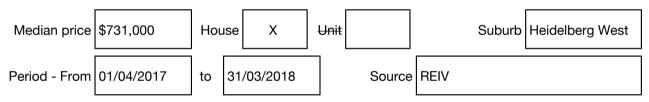
15 Kokoda Street, Heidelberg West Vic 3081

Indicative selling price

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

Single price \$768,000

Median sale price



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	493 Waterdale Rd HEIDELBERG WEST 3081	\$743,000	06/02/2018
2	1 Leyte Pde HEIDELBERG WEST 3081	\$790,000	02/12/2017
3	35 Collins St HEIDELBERG HEIGHTS 3081	\$797,500	14/04/2018

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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 584 sqm approx Agent Comments Indicative Selling Price \$768,000 Median House Price Year ending March 2018: \$731,000

Comparable Properties



 493 Waterdale Rd HEIDELBERG WEST 3081
 Agent Comments

 (REI)
 Image: 1

 2
 Image: 1

 2
 Image: 1

Price: \$743,000 Method: Private Sale Date: 06/02/2018 Rooms: 4 Property Type: House Land Size: 613 sqm approx





1 Leyte Pde HEIDELBERG WEST 3081 (REI)



35 Collins St HEIDELBERG HEIGHTS 3081

Agent Comments

Agent Comments

Price: \$797,500 Method: Sold Before Auction Date: 14/04/2018 Rooms: -Property Type: House (Res) Land Size: 586 sqm approx

(REI)

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