

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

Median price \$731,000 House X Unit Suburb Heidelberg West

Period - From 01/04/2017 to 31/03/2018 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
1 493 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.



2 1 2

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 (REI)

Agent Comments

2 1 2

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)

Agent Comments

2 1 2

Price: \$790,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 4

Property Type: House (Res)

Land Size: 729 sqm approx



35 Collins St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

2 1 1

Price: \$797,500

Method: Sold Before Auction

Date: 14/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 586 sqm approx