

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

199 Cape Street, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$1,325,000

Median sale price

Median price

\$1,325,000

Property Type

House

Suburb

Heidelberg

Period - From

01/10/2019

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	30 Haughton Pde ROSANNA 3084	\$1,347,000	19/03/2020
2	104 Hawdon St HEIDELBERG 3084	\$1,333,333	20/11/2019
3	54 Anderson St HEIDELBERG 3084	\$1,325,000	03/12/2019

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:

26/03/2020 11:39



Property Type: House (Previously Occupied - Detached)
Land Size: 625 sqm approx
Agent Comments

Indicative Selling Price
\$1,325,000
Median House Price
December quarter 2019: \$1,325,000

Comparable Properties



30 Houghton Pde ROSANNA 3084 (REI)

Agent Comments



Price: \$1,347,000
Method: Sold Before Auction
Date: 19/03/2020
Property Type: House (Res)
Land Size: 672 sqm approx



104 Hawdon St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$1,333,333
Method: Private Sale
Date: 20/11/2019
Rooms: 6
Property Type: House
Land Size: 511 sqm approx



54 Anderson St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$1,325,000
Method: Private Sale
Date: 03/12/2019
Rooms: 7
Property Type: House
Land Size: 587 sqm approx