

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 39 Collins Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$778,750 Property Type House Suburb Heidelberg Heights

Period - From 01/07/2018 to 30/06/2019 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	255 Oriel Rd HEIDELBERG WEST 3081	\$680,000	06/06/2019
2	232 Oriel Rd HEIDELBERG WEST 3081	\$690,000	16/03/2019
3	40 Bonar St HEIDELBERG HEIGHTS 3081	\$745,000	11/05/2019

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: 16/09/2019 15:04

39 Collins Street, Heidelberg Heights Vic 3081



Property Type: House

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median House Price

Year ending June 2019: \$778,750

Comparable Properties



255 Oriel Rd HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 06/06/2019

Property Type: House

Land Size: 663 sqm approx



232 Oriel Rd HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 16/03/2019

Rooms: 4

Property Type: House (Res)

Land Size: 404 sqm approx



40 Bonar St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 11/05/2019

Rooms: 4

Property Type: House

Account - Jellis Craig | P: 03 94598111



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.