

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

203 Cape Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$950,000

&

\$1,025,000

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	90 Beverley Rd ROSANNA 3084	\$1,050,000	22/02/2020
2	1 Arden Cr ROSANNA 3084	\$983,000	08/11/2019
3	6 Nestan Ct VIEWBANK 3084	\$980,000	25/02/2020

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:

19/03/2020 13:42



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Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 615 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,025,000

Median House Price

December quarter 2019: \$1,325,000

Comparable Properties



90 Beverley Rd ROSANNA 3084 (REI)

Agent Comments

3 2 1

Price: \$1,050,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 590 sqm approx



1 Arden Cr ROSANNA 3084 (REI/VG)

Agent Comments

3 2 1

Price: \$983,000

Method: Private Sale

Date: 08/11/2019

Rooms: 6

Property Type: House (Res)

Land Size: 749 sqm approx



6 Nestan Ct VIEWBANK 3084 (REI)

Agent Comments

3 2 2

Price: \$980,000

Method: Sold Before Auction

Date: 25/02/2020

Property Type: House (Res)

Land Size: 618 sqm approx