

# 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

2/14 Koitaki Court, Heidelberg West Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$690,000 Property Type Unit Suburb Heidelberg West

Period - From 01/04/2023 to 31/03/2024 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	4/140 Southern Rd HEIDELBERG WEST 3081	\$690,000	08/03/2024
2	3/36 Porter Rd HEIDELBERG HEIGHTS 3081	\$675,000	09/04/2024
3	2/535 Waterdale Rd HEIDELBERG WEST 3081	\$609,978	18/06/2024

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:

12/07/2024 09:55



2   1   1

**Property Type:** House (Res)

**Land Size:** 210 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

Year ending March 2024: \$690,000

## Comparable Properties



**4/140 Southern Rd HEIDELBERG WEST 3081  
(REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$690,000

**Method:** Sold Before Auction

**Date:** 08/03/2024

**Property Type:** Townhouse (Res)



**3/36 Porter Rd HEIDELBERG HEIGHTS 3081  
(REI)**

**Agent Comments**

2   2   1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 09/04/2024

**Property Type:** Townhouse (Single)



**2/535 Waterdale Rd HEIDELBERG WEST 3081  
(REI)**

**Agent Comments**

2   2   1

**Price:** \$609,978

**Method:** Private Sale

**Date:** 18/06/2024

**Property Type:** Townhouse (Res)

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996