

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

2/21 Kokoda Street Heidelberg West VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$698,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

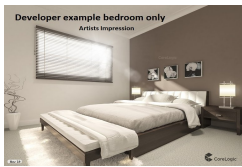
Date of sale

2/21 South Crescent Heidelberg West VIC 3081	\$600,000	16-Mar-20
2/15 South Crescent Heidelberg West VIC 3081	\$593,000	16-Feb-20
6/15 South Crescent Heidelberg West VIC 3081	\$625,000	23-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 22 April 2020



2/21 South Crescent Heidelberg West VIC 3081

2 2 1

Sold Price

RS

\$600,000

Sold Date

16-Mar-20

Distance

0.11km



2/15 South Crescent Heidelberg West VIC 3081

2 2 1

Sold Price

\$593,000

Sold Date

16-Feb-20

Distance

0.38km



6/15 South Crescent Heidelberg West VIC 3081

2 2 1

Sold Price

\$625,000

Sold Date

23-Dec-19

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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