## 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

96 Outhwaite Road, Heidelberg Heights Vic 3081

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,200,000		&		\$1,240,000					
Median sale p	rice									
Median price	\$768,000	Pro	operty Type	Том	nhouse		Suburb	Heidelberg Heights		
Period - From	18/03/2023	to	17/03/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	96a Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$1,253,000	06/03/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

18/03/2024 09:25









**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$1,200,000 - \$1,240,000 Median Townhouse Price 18/03/2023 - 17/03/2024: \$768,000

Agent Comments

# **Comparable Properties**



96a Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)



Price: \$1,253,000 Method: Private Sale Date: 06/03/2024 Property Type: Townhouse (Single)

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.

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

propertydata



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