

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,240,000

### Median sale price

Median price

\$768,000

Property Type

Townhouse

Suburb

Heidelberg Heights

Period - From

18/03/2023

to

17/03/2024

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	96a Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$1,253,000	06/03/2024
2			
3			

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:

18/03/2024 09:25



5 4 2

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

## Comparable Properties



96a Outhwaite Rd HEIDELBERG HEIGHTS  
3081 (REI)

Agent Comments

5 4 2

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.