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

2020 Heidelberg-kinglake Road, St Andrews Vic 3761

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,242,500	Pro	Property Type Ho		House		Suburb	St Andrews	
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	26 Shaftesbury Av ST ANDREWS 3761	\$1,350,000	17/03/2021
2	530 Hildebrand Rd ST ANDREWS 3761	\$1,180,000	22/03/2021
3			

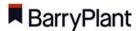
OR

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:

15/09/2021 13:57









Property Type: House - Acreage Land Size: 77600 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending June 2021: \$1,242,500

Comparable Properties

26 Shaftesbury Av ST ANDREWS 3761 (REI/VG) 5 2 6	Agent Comments
Price: \$1,350,000 Method: Private Sale Date: 17/03/2021 Property Type: House (Res) Land Size: 19627.25 sqm approx	
530 Hildebrand Rd ST ANDREWS 3761 (REI/VG) I 3 I 2 5	Agent Comments
Price: \$1,180,000 Method: Private Sale Date: 22/03/2021 Property Type: House (Rur) Land Size: 74866 sqm approx	

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 - Barry Plant | P: 03 94381133

propertydata



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