

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

24 Collins Street, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$757,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/10/2018

to

30/09/2019

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 | 4/186 Hawdon St HEIDELBERG 3084 | \$740,000 | 21/05/2019 |
| 2 | 105 Darebin St HEIDELBERG 3084 | \$726,000 | 06/08/2019 |
| 3 | 4/8 Narvik Cr HEIDELBERG WEST 3081 | \$720,000 | 19/09/2019 |

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:

12/11/2019 13:16



 3  2  1

Property Type: Townhouse (Res)

Land Size: 253 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending September 2019: \$757,000

Comparable Properties



4/186 Hawdon St HEIDELBERG 3084 (REI/VG) Agent Comments

 3  2  2

Price: \$740,000

Method: Private Sale

Date: 21/05/2019

Property Type: Townhouse (Single)



105 Darebin St HEIDELBERG 3084 (REI/VG) Agent Comments

 3  1  1

Price: \$726,000

Method: Private Sale

Date: 06/08/2019

Property Type: Townhouse (Single)

Land Size: 271 sqm approx



4/8 Narvik Cr HEIDELBERG WEST 3081 (REI) Agent Comments

 3  1  2

Price: \$720,000

Method: Private Sale

Date: 19/09/2019

Property Type: Townhouse (Single)