

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

63 Outhwaite Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$620,000

&

\$650,000

Median sale price

Median price

\$750,126

Property Type

House

Suburb

Heidelberg Heights

Period - From

20/01/2019

to

19/01/2020

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	57 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$627,000	23/09/2019
2	83 Porter Rd HEIDELBERG HEIGHTS 3081	\$623,000	24/08/2019
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:

20/01/2020 11:17



3 1 1

Property Type: House (Res)

Land Size: 418 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$620,000 - \$650,000

Median House Price

20/01/2019 - 19/01/2020: \$750,126

Comparable Properties



57 Mcewan Rd HEIDELBERG HEIGHTS 3081
(REI/VG)

[Agent Comments](#)

2 1 2

Price: \$627,000

Method: Private Sale

Date: 23/09/2019

Property Type: House

Land Size: 372 sqm approx



83 Porter Rd HEIDELBERG HEIGHTS 3081
(REI/VG)

[Agent Comments](#)

3 1 1

Price: \$623,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 6

Property Type: House (Res)

Land Size: 590 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.