

# 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

20 Larissa Street, Heidelberg West Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$760,000

### Median sale price

Median price \$707,500 Property Type Unit Suburb Heidelberg West

Period - From 01/01/2021 to 31/03/2021 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	3/27 Ebony Pde HEIDELBERG WEST 3081	\$755,000	13/01/2021
2	4/27 Ebony Pde HEIDELBERG WEST 3081	\$750,000	11/01/2021
3	8a Mulberry Pde HEIDELBERG WEST 3081	\$750,000	02/02/2021

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:

12/05/2021 12:17



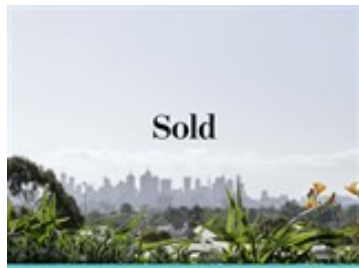
 4  2  2

**Property Type:** House

**Land Size:** 304 sqm approx

Agent Comments

## Comparable Properties



**3/27 Ebony Pde HEIDELBERG WEST 3081  
(REI/VG)**

Agent Comments

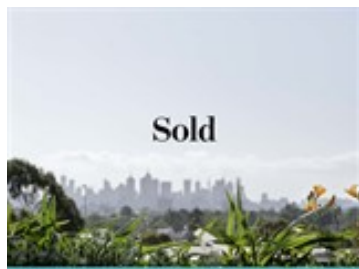
 3  2  2

**Price:** \$755,000

**Method:** Private Sale

**Date:** 13/01/2021

**Property Type:** Townhouse (Single)



**4/27 Ebony Pde HEIDELBERG WEST 3081  
(REI)**

Agent Comments

 3  2  1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 11/01/2021

**Property Type:** Townhouse (Single)



**8a Mulberry Pde HEIDELBERG WEST 3081  
(REI/VG)**

Agent Comments

 3  2  2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 02/02/2021

**Property Type:** Townhouse (Single)