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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$730,000		&		\$760,000			
Median sale p	rice							
Median price	\$707,500	Pro	operty Type	Unit			Suburb	Heidelberg West
Period - From	01/01/2021	to	31/03/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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



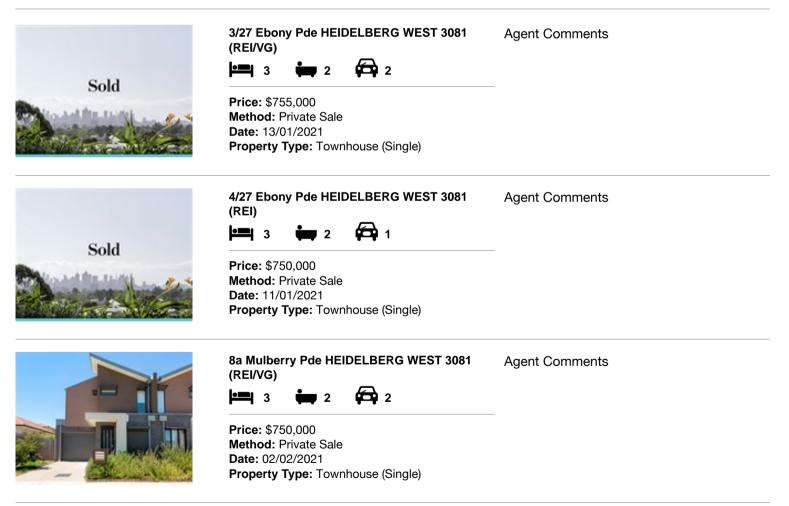


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Property Type: House Land Size: 304 sqm approx Agent Comments Indicative Selling Price \$730,000 - \$760,000 Median Unit Price March quarter 2021: \$707,500

Comparable Properties



Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.