

# 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

26 Louise Street, Heidelberg Vic 3084

### Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

### Median sale price

Median price \$1,270,000

Property Type House

Suburb Heidelberg

Period - From 01/07/2019

to

30/06/2020

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	31 Sevenoaks Av HEIDELBERG 3084	\$1,550,000	05/07/2020
2	15 Hodgson St HEIDELBERG 3084	\$1,385,000	28/03/2020
3	15 Woburn St HEIDELBERG 3084	\$1,351,000	31/03/2020

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:

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 3  2  2

**Property Type:** House (Res)

**Land Size:** 755 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,485,000

**Median House Price**

Year ending June 2020: \$1,270,000

## Comparable Properties



**31 Sevenoaks Av HEIDELBERG 3084 (REI/VG)** Agent Comments

 4  3  2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 05/07/2020

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 878 sqm approx



**15 Hodgson St HEIDELBERG 3084 (REI/VG)** Agent Comments

 3  2  2

**Price:** \$1,385,000

**Method:** Private Sale

**Date:** 28/03/2020

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**15 Woburn St HEIDELBERG 3084 (REI/VG)** Agent Comments

 3  1  3

**Price:** \$1,351,000

**Method:** Sold Before Auction

**Date:** 31/03/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 628 sqm approx