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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,350,000		&		\$1,485,000			
Median sale p	rice							
Median price	\$1,270,000	Pro	operty Type	Hou	se		Suburb	Heidelberg
Period - From	01/07/2019	to	30/06/2020		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.

Ade	dress 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.

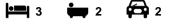
This Statement of Information was prepared on:

27/09/2020 20:12





Regan He 0396021699 0425168811 regan.he@vicprop.com.au



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



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)

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Agent Comments

Agent Comments



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)



Price: \$1,351,000 Method: Sold Before Auction Date: 31/03/2020 Rooms: 6 Property Type: House Land Size: 628 sqm approx

Account - VICPROP



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.