

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

22 Collins Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$780,000 & \$825,000

Median sale price

Median price \$818,000 Property Type House Suburb Heidelberg Heights

Period - From 01/01/2020 to 31/12/2020 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	1/9 Marks Av HEIDELBERG HEIGHTS 3081	\$820,000	08/10/2020
2	65b Lloyd St HEIDELBERG HEIGHTS 3081	\$790,000	05/02/2021
3	2/27 Ebony Pde HEIDELBERG WEST 3081	\$785,000	07/01/2021

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:

17/03/2021 11:57



 3  3  2

Rooms: 12

Property Type: House

Land Size: 201 sqm approx

Agent Comments

Comparable Properties

**1/9 Marks Av HEIDELBERG HEIGHTS 3081
(REI/VG)**

Agent Comments

 3  -  -

Price: \$820,000

Method: Private Sale

Date: 08/10/2020

Property Type: Unit



**65b Lloyd St HEIDELBERG HEIGHTS 3081
(REI)**

Agent Comments

 3  2  1

Price: \$790,000

Method: Private Sale

Date: 05/02/2021

Property Type: Townhouse (Res)



**2/27 Ebony Pde HEIDELBERG WEST 3081
(REI)**

Agent Comments

 3  2  2

Price: \$785,000

Method: Private Sale

Date: 07/01/2021

Property Type: Townhouse (Single)