

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

37 Berkeley Avenue, Heidelberg Vic 3084

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$1,080,500 Property Type House Suburb Heidelberg

Period - From 01/10/2018 to 30/09/2019 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	7 Mccrae Rd ROSANNA 3084	\$960,000	14/09/2019
2	33 Anderson St HEIDELBERG 3084	\$925,000	24/06/2019
3	97 Buckingham Dr HEIDELBERG 3084	\$920,000	06/07/2019

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:

17/12/2019 11:10



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Property Type: House
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$940,000 - \$990,000
Median House Price
Year ending September 2019: \$1,080,500

Comparable Properties



7 Mccrae Rd ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$960,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 592 sqm approx



33 Anderson St HEIDELBERG 3084 (REI)

Agent Comments

3 1 2

Price: \$925,000
Method: Private Sale
Date: 24/06/2019
Property Type: House



97 Buckingham Dr HEIDELBERG 3084 (REI)

Agent Comments

2 2 2

Price: \$920,000
Method: Auction Sale
Date: 06/07/2019
Property Type: House (Res)
Land Size: 653 sqm approx