

# 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

18 Olive Grove, 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 \$1,175,000

&

\$1,225,000

### Median sale price

Median price \$1,070,000

Property Type House

Suburb Heidelberg

Period - From 01/07/2018

to 30/06/2019

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	54 Martin St HEIDELBERG 3084	\$1,270,000	21/08/2019
2	37 Bronte St HEIDELBERG 3084	\$1,200,000	12/05/2019
3			

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:

14/10/2019 14:56



**Property Type:** House

Agent Comments

## Comparable Properties



**54 Martin St HEIDELBERG 3084 (REI)**

Agent Comments



**Price:** \$1,270,000

**Method:** Sold Before Auction

**Date:** 21/08/2019

**Property Type:** House (Res)

**Land Size:** 681 sqm approx



**37 Bronte St HEIDELBERG 3084 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 12/05/2019

**Property Type:** House

**Land Size:** 836 sqm approx

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.