Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

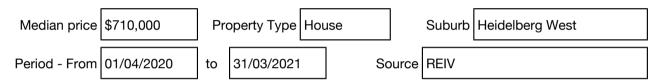
Including suburb and postcode

Address |6 Oak Court, Heidelberg West Vic 3081

Indicative selling price .

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$1,220,000				

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	10 Ambon Ct HEIDELBERG WEST 3081	\$1,300,000	07/11/2020
2	390 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$1,240,000	02/02/2021
3	33 McEwan Rd HEIDELBERG HEIGHTS 3081	\$1,149,000	29/01/2021

OR

B*____ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/05/2021 10:32

