

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

15 Gotha Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$700,000

&

\$770,000

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	3 Kokoda St HEIDELBERG WEST 3081	\$755,000	15/10/2020
2	32 Coomalie Cr HEIDELBERG WEST 3081	\$707,000	29/09/2020
3	219 Liberty Pde HEIDELBERG WEST 3081	\$705,000	11/10/2020

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:

19/03/2021 15:43



Rooms: 5
Property Type: House (Res)
Land Size: 557 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending December 2020: \$818,000

Comparable Properties



3 Kokoda St HEIDELBERG WEST 3081 (REI/VG)

[Agent Comments](#)



Price: \$755,000
Method: Private Sale
Date: 15/10/2020
Property Type: House (Res)
Land Size: 601.60 sqm approx



32 Coomalie Cr HEIDELBERG WEST 3081 (VG) [Agent Comments](#)



Price: \$707,000
Method: Sale
Date: 29/09/2020
Property Type: House (Res)
Land Size: 595 sqm approx

219 Liberty Pde HEIDELBERG WEST 3081 (VG)

[Agent Comments](#)



Price: \$705,000
Method: Sale
Date: 11/10/2020
Property Type: House (Res)
Land Size: 604 sqm approx