

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

27 Swanston Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$816,000 Property Type House Suburb Heidelberg Heights

Period - From 12/11/2019 to 11/11/2020 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.~~

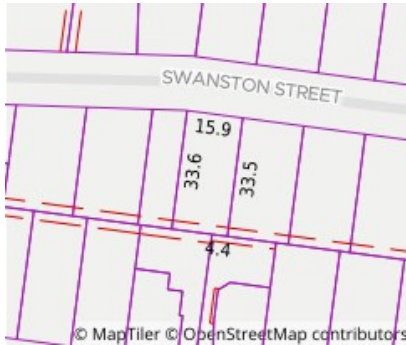
	Address of comparable property	Price	Date of sale
1	30 Swanston St HEIDELBERG HEIGHTS 3081	\$705,000	26/05/2020
2	7 Swanston St HEIDELBERG HEIGHTS 3081	\$620,000	05/08/2020
3			

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:

12/11/2020 16:43



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$680,000
Median House Price
12/11/2019 - 11/11/2020: \$816,000

Comparable Properties



30 Swanston St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments



Price: \$705,000
Method: Private Sale
Date: 26/05/2020
Property Type: House (Res)
Land Size: 623 sqm approx



7 Swanston St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments



Price: \$620,000
Method: Private Sale
Date: 05/08/2020
Property Type: House
Land Size: 605 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.