

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 James Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$950,000 Property Type House Suburb Heidelberg Heights

Period - From 01/07/2020 to 30/06/2021 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	1/69 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$775,000	28/05/2021
2	22 Southern Rd HEIDELBERG HEIGHTS 3081	\$840,000	01/05/2021
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: 30/07/2021 11:28



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$795,000 - \$870,000

Median House Price

Year ending June 2021: \$950,000

Comparable Properties



**1/69 Outhwaite Rd HEIDELBERG HEIGHTS
3081 (REI)**

Agent Comments



Price: \$775,000

Method: Sold Before Auction

Date: 28/05/2021

Property Type: House (Res)

Land Size: 330 sqm approx



**22 Southern Rd HEIDELBERG HEIGHTS 3081
(REI/VG)**

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 617 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.