## 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 27 James Street, Heidelberg Heights Vic 3081

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$795,000		&		\$870,000					
Median sale p	rice									
Median price	\$950,000	Pro	operty Type Hous		se		Suburb	Heidelberg Heights		
Period - From	01/07/2020	to	30/06/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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



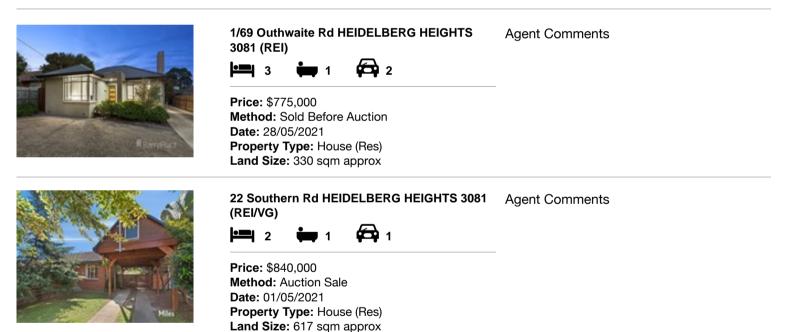






**Property Type:** House (Res) Agent Comments Indicative Selling Price \$795,000 - \$870,000 Median House Price Year ending June 2021: \$950,000

# **Comparable Properties**



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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.