

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	82 Southern Road, Heidelberg Heights Vic 3081
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Indicative selling price

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

Range between	\$825,000	&	\$850,000
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Median sale price

Median price	\$840,000	House	X	Unit		Suburb	Heidelberg Heights
Period - From	01/01/2017	to	31/12/2017	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	68 Southern Rd HEIDELBERG HEIGHTS 3081	\$861,000	02/12/2017
2	50 Southern Rd HEIDELBERG HEIGHTS 3081	\$858,000	24/02/2018
3	4 Lawson Pde HEIDELBERG HEIGHTS 3081	\$851,000	20/11/2017

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.



3
 1
 2

Rooms:

Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price

\$825,000 - \$850,000

Median House Price

Year ending December 2017: \$840,000

Comparable Properties



68 Southern Rd HEIDELBERG HEIGHTS 3081
(REI/VG)

Agent Comments

4
 2
 2

Price: \$861,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 6

Property Type: House (Res)

Land Size: 677 sqm approx



50 Southern Rd HEIDELBERG HEIGHTS 3081
(REI)

Agent Comments

3
 2
 2

Price: \$858,000

Method: Auction Sale

Date: 24/02/2018

Rooms: 4

Property Type: House (Res)

Land Size: 681 sqm approx

4 Lawson Pde HEIDELBERG HEIGHTS 3081
(REI)

Agent Comments

3
 1
 1

Price: \$851,000

Method: Private Sale

Date: 20/11/2017

Rooms: -

Property Type: House (Res)