

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

22 Derna Street, Heidelberg West Vic 3081

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$780,000

Property Type

House

Suburb

Heidelberg West

Period - From

01/10/2020

to

30/09/2021

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	200 Oriel Rd HEIDELBERG WEST 3081	\$950,000	05/08/2021
2	35 Okeefe St BELLFIELD 3081	\$945,000	02/09/2021
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:

07/12/2021 12:50

**Property Type:** House (Res)**Land Size:** 645 sqm approx

Agent Comments

Indicative Selling Price

\$950,000

Median House Price

Year ending September 2021: \$780,000

Comparable Properties

200 Oriel Rd HEIDELBERG WEST 3081 (REI)

Agent Comments

**Price:** \$950,000**Method:** Sold Before Auction**Date:** 05/08/2021**Rooms:** 5**Property Type:** House (Res)**Land Size:** 673.50 sqm approx**35 Okeefe St BELLFIELD 3081 (REI/VG)**

Agent Comments

**Price:** \$945,000**Method:** Private Sale**Date:** 02/09/2021**Property Type:** House (Res)**Land Size:** 615 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.