#### 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	12 Gloucester Drive, Heidelberg Vic 3084
Including suburb and	-
postcode	

#### Indicative selling price

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

Range between \$2,280,000	&	\$2,350,000
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#### Median sale price

Median price	\$1,420,000	Pro	perty Type	louse		Suburb	Heidelberg
Period - From	01/07/2023	to	30/09/2023	S	ource	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	5 Cleve Gr HEIDELBERG 3084	\$2,400,000	21/10/2023
2	21 Glenard Dr EAGLEMONT 3084	\$2,150,000	11/11/2023
3	11 Greville Rd ROSANNA 3084	\$2,010,000	16/11/2023

#### 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:	11/12/2023 08:43





**Indicative Selling Price** 









Property Type: House (Res) Land Size: 646 sqm approx **Agent Comments** 

\$2,280,000 - \$2,350,000 **Median House Price** September quarter 2023: \$1,420,000

### Comparable Properties



5 Cleve Gr HEIDELBERG 3084 (REI)

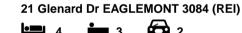




Price: \$2,400,000 Method: Auction Sale Date: 21/10/2023

Property Type: House (Res) Land Size: 600 sqm approx

**Agent Comments** 









Price: \$2,150,000 Method: Private Sale Date: 11/11/2023 Rooms: 9

Property Type: House (Res) Land Size: 848 sqm approx

Agent Comments



11 Greville Rd ROSANNA 3084 (REI)





**Price:** \$2,010,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: House (Res) Land Size: 642 sqm approx

Agent Comments

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



