

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

12 Gloucester Drive, Heidelberg Vic 3084

Indicative selling price

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

Range between \$2,280,000

&

\$2,350,000

Median sale price

Median price \$1,420,000

Property Type House

Suburb Heidelberg

Period - From 01/07/2023

to

30/09/2023

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	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



4 4 2

Property Type: House (Res)

Land Size: 646 sqm approx

Agent Comments

Indicative Selling Price

\$2,280,000 - \$2,350,000

Median House Price

September quarter 2023: \$1,420,000

Comparable Properties



5 Cleve Gr HEIDELBERG 3084 (REI)

Agent Comments

4 2 2

Price: \$2,400,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 600 sqm approx



21 Glenard Dr EAGLEMONT 3084 (REI)

Agent Comments

4 3 2

Price: \$2,150,000

Method: Private Sale

Date: 11/11/2023

Rooms: 9

Property Type: House (Res)

Land Size: 848 sqm approx



11 Greville Rd ROSANNA 3084 (REI)

Agent Comments

4 2 2

Price: \$2,010,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: House (Res)

Land Size: 642 sqm approx