

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 30 Anderson Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,228,250 Property Type House Suburb Heidelberg

Period - From 01/07/2020 to 30/09/2020 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	35 Buckingham Dr HEIDELBERG 3084	\$1,109,000	23/11/2020
2	9 Haig St HEIDELBERG HEIGHTS 3081	\$1,070,000	19/08/2020
3	57 Buckingham Dr HEIDELBERG 3084	\$1,050,000	16/07/2020

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: 08/01/2021 12:01



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
September quarter 2020: \$1,228,250

Comparable Properties



35 Buckingham Dr HEIDELBERG 3084
(REI/VG)

Agent Comments



Price: \$1,109,000
Method: Private Sale
Date: 23/11/2020
Property Type: House (Res)
Land Size: 632 sqm approx



9 Haig St HEIDELBERG HEIGHTS 3081
(REI/VG)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 19/08/2020
Property Type: House
Land Size: 797 sqm approx



57 Buckingham Dr HEIDELBERG 3084
(REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 16/07/2020
Property Type: House (Res)
Land Size: 647 sqm approx