

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

78 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$899,000

Median sale price

Median price

\$1,520,000

Property Type

House

Suburb

Heidelberg

Period - From

01/10/2021

to

30/09/2022

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	84 Rosanna Rd HEIDELBERG 3084	\$899,000	07/05/2022
2	8 Keats St HEIDELBERG HEIGHTS 3081	\$880,000	13/08/2022
3	596 Upper Heidelberg Rd HEIDELBERG 3084	\$845,000	10/05/2022

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:

17/10/2022 09:45



3 2 2

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$899,000
Median House Price
Year ending September 2022: \$1,520,000

Comparable Properties



84 Rosanna Rd HEIDELBERG 3084 (REI/VG)

Agent Comments

3 1 1

Price: \$899,000
Method: Private Sale
Date: 07/05/2022
Property Type: House
Land Size: 585 sqm approx



8 Keats St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

3 1 3

Price: \$880,000
Method: Private Sale
Date: 13/08/2022
Rooms: 6
Property Type: House (Res)
Land Size: 538 sqm approx



596 Upper Heidelberg Rd HEIDELBERG 3084 (REI/VG)

Agent Comments

3 1 2

Price: \$845,000
Method: Private Sale
Date: 10/05/2022
Property Type: House (Res)
Land Size: 593 sqm approx

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