

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

23 Shakespeare Grove, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,020,000 Property Type House Suburb Heidelberg Heights

Period - From 01/07/2021 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	171 Northern Rd HEIDELBERG HEIGHTS 3081	\$930,000	13/11/2021
2	11 Shelley St HEIDELBERG HEIGHTS 3081	\$890,000	07/12/2021
3	5 Setani Cr HEIDELBERG WEST 3081	\$830,000	27/11/2021

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:

17/01/2022 12:31



Rooms: 4
Property Type:
Flat/Unit/Apartment N.E.C.
Land Size: 619 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
September quarter 2021: \$1,020,000

Comparable Properties



171 Northern Rd HEIDELBERG HEIGHTS 3081 [Agent Comments](#)
(REI)



Price: \$930,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 618 sqm approx



11 Shelley St HEIDELBERG HEIGHTS 3081 [Agent Comments](#)
(REI)



Price: \$890,000
Method: Private Sale
Date: 07/12/2021
Rooms: 7
Property Type: House (Res)
Land Size: 604 sqm approx



5 Setani Cr HEIDELBERG WEST 3081 (REI) [Agent Comments](#)



Price: \$830,000
Method: Auction Sale
Date: 27/11/2021
Rooms: 4
Property Type: House (Res)
Land Size: 590 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089