

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 35 Swanston Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$640,000 & \$695,000

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	5/172 Hawdon St HEIDELBERG 3084	\$640,000	03/11/2021
2	2/47 Southern Rd HEIDELBERG HEIGHTS 3081	\$610,000	13/11/2021
3	163 Dougharty Rd HEIDELBERG WEST 3081	\$600,000	29/05/2021

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: 29/11/2021 12:41



Property Type: House (Previously Occupied - Detached)
Land Size: 333 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$695,000
Median House Price
September quarter 2021: \$1,020,000

Comparable Properties



5/172 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 03/11/2021
Rooms: 4
Property Type: Unit

2/47 Southern Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$610,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)



163 Dougharty Rd HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 29/05/2021
Property Type: House (Res)

Account - Love & Co