

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

10 Byron Court, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$950,000

Property Type House

Suburb Heidelberg Heights

Period - From 01/01/2021

to 31/03/2021

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	181 Porter Rd, Heidelberg Heights, Vic 3081, Australia	\$1,240,000	15/04/2021
2	48 Bonar St HEIDELBERG HEIGHTS 3081	\$1,228,000	27/02/2021
3	33 McEwan Rd HEIDELBERG HEIGHTS 3081	\$1,149,000	29/01/2021

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:

16/04/2021 13:25



Rooms: 5

Property Type: House (Res)

Land Size: 986.716 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

March quarter 2021: \$950,000

Comparable Properties

181 Porter Rd, Heidelberg Heights, Vic 3081, Australia (REI)

Agent Comments



Price: \$1,240,000

Method:

Date: 15/04/2021

Property Type: House



48 Bonar St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$1,228,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 742 sqm approx



33 McEwan Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$1,149,000

Method: Private Sale

Date: 29/01/2021

Property Type: House

Land Size: 800 sqm approx