

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 2/86 Southern Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/10/2020 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	3/9 Dresden St HEIDELBERG HEIGHTS 3081	\$880,000	10/11/2021
2	2/110 Porter Rd HEIDELBERG HEIGHTS 3081	\$812,000	10/11/2021
3	2/62 Southern Rd HEIDELBERG HEIGHTS 3081	\$756,000	19/06/2021

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: 06/12/2021 11:09

2/86 Southern Road, Heidelberg Heights Vic 3081

Nathan Papadopoulos
03 8841 2000
0401 540 408
nathan.papadopoulos@raywhite.com



 2  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

Year ending September 2021: \$690,000

Comparable Properties

3/9 Dresden St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 2  2  1

Price: \$880,000

Method: Private Sale

Date: 10/11/2021

Property Type: Townhouse (Res)



2/110 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 2  2  1

Price: \$812,000

Method: Private Sale

Date: 10/11/2021

Property Type: Townhouse (Single)



2/62 Southern Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$756,000

Method: Auction Sale

Date: 19/06/2021

Property Type: Townhouse (Res)

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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