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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$690,000		&		\$750,000			
Median sale p	rice							
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Heidelberg Heights
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ad	dress 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





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Property Type: Townhouse Agent Comments

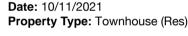
Nathan Papadopoulos 03 8841 2000 0401 540 408 nathan.papadopoulos@raywhite.com

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 Agent Comments (REI)

Price: \$880,000 Method: Private Sale





2/110 Porter Rd HEIDELBERG HEIGHTS 3081 Agent Comments (REI)



Price: \$812,000 Method: Private Sale Date: 10/11/2021 Property Type: Townhouse (Single)



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

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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



propertydata

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Agent Comments