

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

111 Buckingham Drive, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$1,450,000

 &

\$1,550,000

Median sale price

Median price

\$1,429,000

 Property Type

House

 Suburb

Heidelberg

Period - From

01/10/2023

 to

31/12/2023

 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	108 Buckingham Dr HEIDELBERG 3084	\$1,875,000	17/02/2024
2	148 St James Rd HEIDELBERG 3084	\$1,384,000	11/11/2023
3	60 Winston Rd VIEWBANK 3084	\$1,260,000	22/12/2023

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:

23/02/2024 13:25



 3  2  1

Property Type: House (Res)

Land Size: 561 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2023: \$1,429,000

Comparable Properties



108 Buckingham Dr HEIDELBERG 3084 (REI) [Agent Comments](#)

 3  2  2

Price: \$1,875,000

Method: Auction Sale

Date: 17/02/2024

Rooms: 6

Property Type: House (Res)

Land Size: 618 sqm approx



148 St James Rd HEIDELBERG 3084 (REI/VG) [Agent Comments](#)

 3  2  2

Price: \$1,384,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 704 sqm approx



60 Winston Rd VIEWBANK 3084 (REI) [Agent Comments](#)

 3  2  2

Price: \$1,260,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 613 sqm approx

Account - Barry Plant | P: 03 9842 8888