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

148 St James Road, Heidelberg Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$1,200,000		&		\$1,300,0	00		
Median sale p	rice							
Median price	\$1,420,000	Pro	operty Type	Hous	se		Suburb	Heidelberg
Period - From	01/07/2023	to	30/09/2023		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.

Address of comparable property		Price	Date of sale
1	54 Greville Rd ROSANNA 3084	\$1,298,000	23/09/2023
2	84 Beverley Rd ROSANNA 3084	\$1,220,000	25/08/2023
3	29 Berkeley Av HEIDELBERG 3084	\$1,137,000	22/09/2023

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.

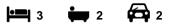
This Statement of Information was prepared on:

19/10/2023 09:28









Property Type: House Land Size: 704 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price September quarter 2023: \$1,420,000

Comparable Properties

a light	54 Greville Rd ROSANNA 3084 (REI) 1	Agent Comments
	Price: \$1,298,000 Method: Auction Sale Date: 23/09/2023 Rooms: 8 Property Type: House (Res) Land Size: 645 sqm approx	
	84 Beverley Rd ROSANNA 3084 (REI) 3 1 4 Price: \$1,220,000 Method: Private Sale Date: 25/08/2023 Property Type: House (Res)	Agent Comments
	29 Berkeley Av HEIDELBERG 3084 (REI) 2 2 2 2 Price: \$1,137,000 Method: Private Sale Date: 22/09/2023 Rooms: 4 Property Type: House (Res) Land Size: 591 sqm approx	Agent Comments



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