

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 consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,420,000 Property Type House Suburb Heidelberg

Period - From 01/07/2023 to 30/09/2023 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	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



3 2 2

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



54 Greville Rd ROSANNA 3084 (REI)

Agent Comments

4 1 1

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)

Agent Comments

3 1 4

Price: \$1,220,000
Method: Private Sale
Date: 25/08/2023
Property Type: House (Res)



29 Berkeley Av HEIDELBERG 3084 (REI)

Agent Comments

3 2 2

Price: \$1,137,000
Method: Private Sale
Date: 22/09/2023
Rooms: 4
Property Type: House (Res)
Land Size: 591 sqm approx

Account - Barry Plant | P: (03) 9431 1243