

# 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

3/105 Outhwaite Road, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$730,500 Property Type Unit Suburb Heidelberg Heights

Period - From 01/04/2023 to 31/03/2024 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	7/183 Waiora Rd HEIDELBERG HEIGHTS 3081	\$725,000	07/03/2024
2	3/44 Porter Rd HEIDELBERG HEIGHTS 3081	\$715,000	16/04/2024
3	2/95 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$680,000	08/04/2024

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: 30/05/2024 16:31



2   2   1

**Rooms:** 3  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 139 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
Year ending March 2024: \$730,500

## Comparable Properties



**7/183 Waiora Rd HEIDELBERG HEIGHTS 3081**   Agent Comments  
(REI)

2   1   1

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** Unit



**3/44 Porter Rd HEIDELBERG HEIGHTS 3081**   Agent Comments  
(REI)

2   2   1

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 16/04/2024  
**Property Type:** Townhouse (Single)



**2/95 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**   Agent Comments

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**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 596 sqm approx

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996