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
5 Shakespeare Grove, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $980,000	Property Type House	Suburb Heidelberg Heights
Period - From 01/01/2024 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	5A Shakespeare Gr HEIDELBERG HEIGHTS 3081	$1,175,000	08/05/2024
2	96 Outhwaite Rd HEIDELBERG HEIGHTS 3081	$1,215,000	23/03/2024
3			

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: 16/05/2024 08:48

CONSUMER AFFAIRS VICTORIA

5 Shakespeare Grove, Heidelberg Heights Vic 3081

🛏 4   🛁 2.5   🚗 2

Property Type: Townhouse
Land Size: 324 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
March quarter 2024: $980,000

Comparable Properties

5A Shakespeare Gr HEIDELBERG HEIGHTS 3081 (REI)

🛏 4   🛁 2   🚗 1

Price: $1,175,000
Method:
Date: 08/05/2024
Property Type: Townhouse (Single)

Agent Comments

96 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)

🛏 5   🛁 4   🚗 2

Price: $1,215,000
Method: Sold Before Auction
Date: 23/03/2024
Property Type: Townhouse (Single)

Agent Comments

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481