

# 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](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$995,000 Property Type House 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	96 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$1,215,000	23/03/2024
2	1/107 Brown St HEIDELBERG 3084	\$1,380,000	08/04/2024
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: 23/04/2024 14:42



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**Property Type:** Townhouse  
**Land Size:** 403 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending March 2024: \$995,000

## Comparable Properties



**96 Outhwaite Rd HEIDELBERG HEIGHTS 3081** **Agent Comments**  
(REI)

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



**1/107 Brown St HEIDELBERG 3084 (REI)** **Agent Comments**

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**Price:** \$1,380,000  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Rooms:** 7  
**Property Type:** Townhouse (Res)

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**