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	75 Beverley Road, Heidelberg Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,850,000	&	\$1,950,000
---------------------------	---	-------------

Median sale price

Median price	\$1,429,000	Pro	perty Type	House		Suburb	Heidelberg
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	12 Gloucester Dr HEIDELBERG 3084	\$2,325,000	30/01/2024
2	11 Greville Rd ROSANNA 3084	\$2,010,000	16/11/2023
3	8 Yellow Box Tce HEIDELBERG 3084	\$1,850,000	28/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/02/2024 09:18





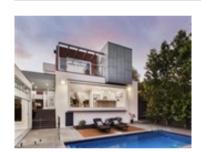




Property Type: House **Land Size:** 565 sqm approx Agent Comments

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price December quarter 2023: \$1,429,000

Comparable Properties



12 Gloucester Dr HEIDELBERG 3084 (REI)

=| 4



6 2

Price: \$2,325,000 Method: Private Sale Date: 30/01/2024 Property Type: House Land Size: 591 sqm approx Agent Comments



11 Greville Rd ROSANNA 3084 (REI)

4





Price: \$2,010,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: House (Res) **Land Size:** 642 sqm approx

Agent Comments



8 Yellow Box Tce HEIDELBERG 3084 (REI)





6

Price: \$1,850,000 **Method:** Auction Sale **Date:** 28/10/2023

Property Type: House (Res) **Land Size:** 704 sqm approx

Agent Comments

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



