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

79 Beverley Road, Heidelberg Vic 3084

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,420,000	Pro	operty Type	Hou	se		Suburb	Heidelberg
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	125 Graham Rd VIEWBANK 3084	\$1,195,000	27/07/2023
2	5 Royston St VIEWBANK 3084	\$1,101,000	14/10/2023
3	65 Darebin St HEIDELBERG 3084	\$1,027,000	31/05/2023

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:

24/11/2023 15:29









Property Type: House Land Size: 604 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price September quarter 2023: \$1,420,000

Comparable Properties



125 Graham Rd VIEWBANK 3084 (REI/VG)



Price: \$1,195,000 Method: Sold Before Auction Date: 27/07/2023 Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments

Agent Comments



5 Royston St VIEWBANK 3084 (REI)

Price: \$1,101,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)

Land Size: 532 sqm approx



65 Darebin St HEIDELBERG 3084 (REI/VG)



Agent Comments

Price: \$1,027,000 Method: Private Sale Date: 31/05/2023 Property Type: House

Account - Barry Plant | P: 03 9842 8888



propertydata

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