

## 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

3/21 Kokoda Street Heidelberg West VIC 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 1/133 Waiora Road Heidelberg Heights VIC 3081 | \$796,000 | 14-Jun-19 |
| 1 Crevelli Street Preston VIC 3072            | \$820,000 | 10-Aug-19 |
|   |           |           |

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 6 months.

This Statement of Information was prepared on: 03 October 2019



**1/133 Waiora Road Heidelberg Heights VIC 3081**

 3  2  2

Sold Price **\$796,000** Sold Date **14-Jun-19**

Distance **1.44km**



**1 Crevelli Street Preston VIC 3072**

 3  2  2

Sold Price **\$820,000** Sold Date **10-Aug-19**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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