

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Mar 2019

to

29 Feb 2020

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

4/15 South Crescent Heidelberg West VIC 3081	\$720,000	25-Mar-19
9A Mary Avenue Heidelberg Heights VIC 3081	\$731,500	12-Nov-19
10 Arnold Avenue Heidelberg Heights VIC 3081	\$769,000	16-Jul-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: 02 March 2020



4/15 South Crescent Heidelberg West VIC 3081

3 2 2

Sold Price **\$720,000** Sold Date **25-Mar-19**

Distance **0.37km**



9A Mary Avenue Heidelberg Heights VIC 3081

3 2 1

Sold Price **\$731,500** Sold Date **12-Nov-19**

Distance **0.59km**



10 Arnold Avenue Heidelberg Heights VIC 3081

3 2 2

Sold Price **\$769,000** Sold Date **16-Jul-19**

Distance **0.61km**



61 Altona Street Heidelberg Heights VIC 3081

3 2 1

Sold Price **\$810,500** Sold Date **30-Mar-19**

Distance **0.63km**



1/10 Spencer Street Heidelberg Heights VIC 3081

3 2 2

Sold Price ^{RS} **\$749,999** Sold Date **21-Feb-20**

Distance **0.83km**



1/25 Bamfield Road Heidelberg Heights VIC 3081

3 2 1

Sold Price ^{RS} **\$834,000** Sold Date **19-Feb-20**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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1 Okeefe Street Bellfield VIC 3081

Sold Price

\$720,000

Sold Date

08-Apr-19

3 2 1

Distance

1.12km



2/556 Upper Heidelberg Road Heidelberg VIC 3084

Sold Price

\$840,000

Sold Date

18-Oct-19

3 2 3

Distance

1.26km



1/133 Waiora Road Heidelberg Heights VIC 3081

Sold Price

\$796,000

Sold Date

14-Jun-19

3 2 2

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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