

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

\$788,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Nov 2018

to

31 Oct 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: 21 November 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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