

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 42 McEwan Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$950,000 Property Type House Suburb Heidelberg Heights

Period - From 01/01/2021 to 31/03/2021 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	Price	Date of sale
1	3 Heffernan Wlk HEIDELBERG HEIGHTS 3081	\$895,000	09/04/2021
2	4/25 Ellesmere Pde ROSANNA 3084	\$901,000	13/03/2021
3	1/9 Porter Rd HEIDELBERG HEIGHTS 3081	\$875,000	26/12/2020

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: 26/06/2021 15:08



Property Type:

Agent Comments

Indicative Selling Price

\$850,000 - \$910,000

Median House Price

March quarter 2021: \$950,000

Comparable Properties



3 Heffernan Wik HEIDELBERG HEIGHTS 3081 **Agent Comments**
(REI/VG)



Price: \$895,000

Method: Sold Before Auction

Date: 09/04/2021

Property Type: Townhouse (Res)

Land Size: 198 sqm approx



4/25 Ellesmere Pde ROSANNA 3084 (REI/VG) **Agent Comments**



Price: \$901,000

Method: Sold Before Auction

Date: 13/03/2021

Property Type: Townhouse (Res)

Land Size: 219 sqm approx



1/9 Porter Rd HEIDELBERG HEIGHTS 3081 **Agent Comments**
(REI/VG)



Price: \$875,000

Method: Private Sale

Date: 26/12/2020

Property Type: Townhouse (Single)