

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

2/39 McEwan Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$666,000

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/04/2020

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	3/542 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$655,000	08/03/2021
2	3/3 Shakespeare Gr HEIDELBERG HEIGHTS 3081	\$642,000	30/03/2021
3	198 Porter Rd HEIDELBERG HEIGHTS 3081	\$626,000	23/03/2021

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:

26/04/2021 10:46

2/39 McEwan Road, Heidelberg Heights Vic 3081

Nathan Papadopoulos
03 8841 2000
0401 540 408
nathan.papadopoulos@raywhite.com



 2  1  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

Year ending March 2021: \$666,000

Comparable Properties



**3/542 Waterdale Rd HEIDELBERG HEIGHTS
3081 (REI)**

Agent Comments

 2  2  1

Price: \$655,000

Method: Private Sale

Date: 08/03/2021

Property Type: Townhouse (Single)

Land Size: 190 sqm approx



**3/3 Shakespeare Gr HEIDELBERG HEIGHTS
3081 (REI)**

Agent Comments

 2  1  1

Price: \$642,000

Method: Private Sale

Date: 30/03/2021

Property Type: Townhouse (Single)



**198 Porter Rd HEIDELBERG HEIGHTS 3081
(REI)**

Agent Comments

 2  1  1

Price: \$626,000

Method: Private Sale

Date: 23/03/2021

Rooms: 3

Property Type: Townhouse (Res)

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.