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	2/65 Outhwaite Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $750,000 & $815,000

Median sale price

Median price $970,500 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2023 to 30/09/2024 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	5/65 Outhwaite Rd HEIDELBERG HEIGHTS 3081	$815,000	06/01/2025
2	4/65 Outhwaite Rd HEIDELBERG HEIGHTS 3081	$855,000	18/11/2024
3	1/65 Outhwaite Rd HEIDELBERG HEIGHTS 3081	$895,000	14/10/2024

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: 16/01/2025 16:14

Nelson Alexander

Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $815,000
Median House Price
Year ending September 2024: $970,500

Comparable Properties



5/65 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)

3 2 2

Price: $815,000
Method: Sold Before Auction
Date: 06/01/2025
Property Type: Townhouse (Single)

Agent Comments



4/65 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)

3 2 2

Price: $855,000
Method: Private Sale
Date: 18/11/2024
Property Type: Townhouse (Single)

Agent Comments



1/65 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

3 2 2

Price: $895,000
Method: Private Sale
Date: 14/10/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata.com.au

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