

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

6/24 BAMFIELD ROAD HEIDELBERG HEIGHTS 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

\$725,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Nov 2023

to

31 Oct 2024

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

5/13 GRANDVIEW GROVE ROSANNA VIC 3084	\$810,000	17-Aug-24
6/56 ALTONA STREET HEIDELBERG HEIGHTS VIC 3081	\$747,500	18-Sep-24
4/28 LAW STREET HEIDELBERG HEIGHTS VIC 3081	\$735,000	19-Sep-24

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: 11 November 2024



**5/13 GRANDVIEW GROVE
ROSANNA VIC 3084**

2 2 1

Sold Price **\$810,000** Sold Date **17-Aug-24**

Distance **0.52km**



**6/56 ALTONA STREET
HEIDELBERG HEIGHTS VIC 3081**

2 2 1

Sold Price ^{RS} **\$747,500** Sold Date **18-Sep-24**

Distance **0.62km**



**4/28 LAW STREET HEIDELBERG
HEIGHTS VIC 3081**

2 2 1

Sold Price **\$735,000** Sold Date **19-Sep-24**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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