

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

12 Baker Crescent, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$730,000 & \$760,000

Median sale price

Median price \$707,000 Property Type Unit Suburb Heidelberg Heights

Period - From 20/05/2020 to 19/05/2021 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	65b Lloyd St HEIDELBERG HEIGHTS 3081	\$790,000	05/02/2021
2	2a Collins St HEIDELBERG HEIGHTS 3081	\$760,000	30/01/2021
3	90a Altona St HEIDELBERG HEIGHTS 3081	\$730,000	19/12/2020

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:

20/05/2021 10:44



3 2 1

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 191 sqm approx

Agent Comments

Indicative Selling Price

\$730,000 - \$760,000

Median Unit Price

20/05/2020 - 19/05/2021: \$707,000

Comparable Properties



65b Lloyd St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 1

Price: \$790,000

Method: Private Sale

Date: 05/02/2021

Property Type: Townhouse (Res)



2a Collins St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

3 2 1

Price: \$760,000

Method: Sold Before Auction

Date: 30/01/2021

Property Type: Townhouse (Res)

Land Size: 273 sqm approx



90a Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

3 2 1

Price: \$730,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Townhouse (Res)

Land Size: 160 sqm approx