

# 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

5/19 Bamfield Road, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$713,250

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/10/2023

to

31/12/2023

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	3/7 James St HEIDELBERG HEIGHTS 3081	\$690,000	12/10/2023
2	3/100 Porter Rd HEIDELBERG HEIGHTS 3081	\$650,000	21/08/2023
3	2/9 James St HEIDELBERG HEIGHTS 3081	\$565,000	27/10/2023

**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:

23/01/2024 19:42



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**Property Type:** Unit  
**Land Size:** 175 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
December quarter 2023: \$713,250

## Comparable Properties

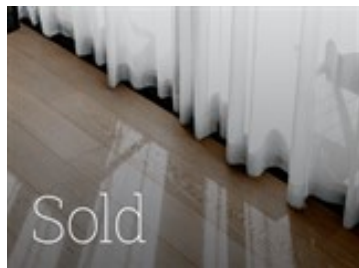


**3/7 James St HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

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**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 12/10/2023  
**Property Type:** Unit  
**Land Size:** 179 sqm approx



**3/100 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 21/08/2023  
**Property Type:** Unit



**2/9 James St HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$565,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2023  
**Property Type:** Unit