Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
405/120 BURGUNDY STREET HEIDELBERG VIC 3084						
	c.gov.a	u/underquot	ing (*[Delete single pric	e or range a	as applicable)
		or range between		\$319,500	&	\$329,500
Median sale price (*Delete house or unit as applicable)						
\$718,500	Property type		Unit	Suburb	Heidelberg	
01 Nov 2023	to	31 Oct 2024 So		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						
	ce see consumer.vi applicable) \$718,500 01 Nov 2023 sales (*Delete A	405/120 BURGUNDY ce see consumer.vic.gov.a applicable) \$718,500 Prop 01 Nov 2023 to sales (*Delete A or B exproperties sold within two ent's representative considerations)	do5/120 BURGUNDY STREET ce see consumer.vic.gov.au/underquot or range between applicable) \$718,500 Property type 01 Nov 2023 to 31 Oct 2 sales (*Delete A or B below as a cert's representative considers to be more)	do5/120 BURGUNDY STREET HEID ce see consumer.vic.gov.au/underquoting (*I	dos/120 BURGUNDY STREET HEIDELBERG VIC 3 ce see consumer.vic.gov.au/underquoting (*Delete single pric	dos/120 BURGUNDY STREET HEIDELBERG VIC 3084 ce see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$319,500 & spplicable) \$718,500 Property type Unit Suburb 01 Nov 2023 to 31 Oct 2024 Source sales (*Delete A or B below as applicable) e-properties sold within two kilometres of the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's representative considers to be most comparable to the property for sale in the last 6 ent's property f

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: 29 November 2024



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