

## 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

3/91 DAREBIN STREET HEIDELBERG VIC 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$733,750

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Mar 2021

to

28 Feb 2022

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

28/96 HAWDON STREET HEIDELBERG VIC 3084	\$652,500	18-Feb-22
3/542 UPPER HEIDELBERG ROAD HEIDELBERG VIC 3084	\$723,000	21-Jan-22
3/63 CAPE STREET HEIDELBERG VIC 3084	\$850,000	20-Nov-21

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: 09 March 2022



### 28/96 HAWDON STREET HEIDELBERG VIC 3084

2 2 1

Sold Price <sup>RS</sup> **\$652,500** <sup>UN</sup> Sold Date **18-Feb-22**

Distance **0.58km**



### 3/542 UPPER HEIDELBERG ROAD HEIDELBERG VIC 3084

2 2 2

Sold Price <sup>RS</sup> **\$723,000** Sold Date **21-Jan-22**

Distance **0.38km**



### 3/63 CAPE STREET HEIDELBERG VIC 3084

3 2 1

Sold Price **\$850,000** Sold Date **20-Nov-21**

Distance **0.75km**

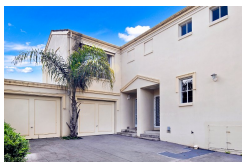


### 2/58 DAREBIN STREET HEIDELBERG VIC 3084

3 2 2

Sold Price **\$960,000** Sold Date **23-Oct-21**

Distance **0.39km**



### 3/12 DAREBIN STREET HEIDELBERG VIC 3084

3 2 1

Sold Price **\$815,000** Sold Date **12-Nov-21**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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