

## 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

401/40 BURGUNDY 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

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Oct 2023

to

30 Sep 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

5/40 BURGUNDY STREET HEIDELBERG VIC 3084	\$615,000	22-Mar-24
4/109 CAPE STREET HEIDELBERG VIC 3084	\$685,000	20-Aug-24
9/9 MARTIN STREET HEIDELBERG VIC 3084	\$605,000	18-Jan-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: 08 October 2024

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**5/40 BURGUNDY STREET  
HEIDELBERG VIC 3084**

2 2 2

Sold Price **\$615,000** Sold Date **22-Mar-24**

Distance **0km**

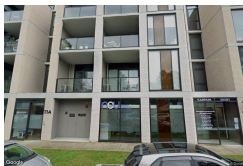


**4/109 CAPE STREET HEIDELBERG  
VIC 3084**

2 2 1

Sold Price <sup>RS</sup> **\$685,000** Sold Date **20-Aug-24**

Distance **0.25km**



**9/9 MARTIN STREET HEIDELBERG  
VIC 3084**

2 2 1

Sold Price **\$605,000** Sold Date **18-Jan-24**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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