

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

3/83 Yarra Street, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Heidelberg

Period - From

01/04/2023

to

31/03/2024

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	8/86 Marshall St IVANHOE 3079	\$390,000	19/04/2024
2	3/103 Hawdon St HEIDELBERG 3084	\$390,000	05/03/2024
3	G1/1 Eden St HEIDELBERG HEIGHTS 3081	\$363,000	04/04/2024

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:

16/05/2024 09:21



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000

Median Unit Price

Year ending March 2024: \$650,000

Comparable Properties



8/86 Marshall St IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 19/04/2024

Property Type: Unit



3/103 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 05/03/2024

Rooms: 2

Property Type: Apartment



G1/1 Eden St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

1 1 1

Price: \$363,000

Method: Private Sale

Date: 04/04/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996