

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

5/28 Bardia Street, Heidelberg West Vic 3081

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$735,500

Property Type

Unit

Suburb

Heidelberg West

Period - From

24/08/2022

to

23/08/2023

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	3/54 Swanston St HEIDELBERG HEIGHTS 3081	\$450,000	30/06/2023
2	21/15 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$435,000	31/05/2023
3			

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:

24/08/2023 09:27



Property Type:
Agent Comments

Indicative Selling Price

\$430,000

Median Unit Price

24/08/2022 - 23/08/2023: \$735,500

Comparable Properties



**3/54 Swanston St HEIDELBERG HEIGHTS
3081 (REI/VG)**

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 30/06/2023
Property Type: Apartment



**21/15 Mcewan Rd HEIDELBERG HEIGHTS
3081 (REI)**

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 31/05/2023
Rooms: 3
Property Type: Apartment

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.

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