

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 71 Bamfield Road, Heidelberg Heights, VIC 3081

Indicative selling price

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

Single Price \$1,650,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Heidelberg Heights (3081)

Period - From 09/08/2021 to 08/08/2022 Source Real Estate

Comparable property sales

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
6 THAMES STREET, HEIDELBERG HEIGHTS VIC 3081	\$1,714,000	03/10/2022
1 FLINDERS STREET, HEIDELBERG HEIGHTS VIC 3081	\$1,485,000	19/09/2022
71 HAIG STREET, HEIDELBERG HEIGHTS VIC 3081	\$1,671,000	13/04/2022

This Statement of Information was prepared on: 08/08/2022