Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| | 2/165 Cape Street, Heidelberg Vic 3084 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$800,000 & \$850,000 | Range between | \$800,000 | & | \$850,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$637,250 | Pro | perty Type Un | it | | Suburb | Heidelberg |
|---------------|------------|-----|---------------|----|------|--------|------------|
| Period - From | 01/01/2023 | to | 31/03/2023 | So | urce | 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

| | areas or comparable property | 1 1100 | Date of Sale |
|---|--|-----------|--------------|
| 1 | 2/40 St Hellier St HEIDELBERG HEIGHTS 3081 | \$850,000 | 02/03/2023 |
| 2 | 16/12 Jika St HEIDELBERG 3084 | \$838,000 | 10/03/2023 |
| 3 | 103 Darebin St HEIDELBERG 3084 | \$782,500 | 01/04/2023 |

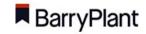
OR

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: | 19/04/2023 11:10 |
|--|------------------|



Date of sale











Property Type: Townhouse

Land Size: 165 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 **Median Unit Price** March quarter 2023: \$637,250

Comparable Properties



2/40 St Hellier St HEIDELBERG HEIGHTS 3081 Agent Comments

(REI)

-3



Price: \$850,000

Method: Sold Before Auction

Date: 02/03/2023

Property Type: Townhouse (Res)



16/12 Jika St HEIDELBERG 3084 (REI)





Price: \$838,000 Method: Private Sale Date: 10/03/2023

Property Type: Townhouse (Single)

Agent Comments



103 Darebin St HEIDELBERG 3084 (REI)





Price: \$782,500 Method: Private Sale Date: 01/04/2023

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



