

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

G02/119-121 CAPE STREET HEIDELBERG VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,500

Property type

Unit

Suburb

Heidelberg

Period-from

01 May 2021

to

30 Apr 2022

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

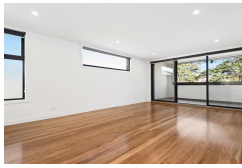
13/46 BARKLY PLACE HEIDELBERG VIC 3084	\$468,000	07-Apr-22
5/49 HAWDON STREET HEIDELBERG VIC 3084	\$360,000	09-Apr-22
1/82 HAWDON STREET HEIDELBERG VIC 3084	\$400,000	15-Feb-22

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: 25 May 2022

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**13/46 BARKLY PLACE
HEIDELBERG VIC 3084**

1 1 1

Sold Price ^{RS} **\$468,000** Sold Date **07-Apr-22**

Distance **0.9km**



**5/49 HAWDON STREET
HEIDELBERG VIC 3084**

1 1 1

Sold Price ^{RS} **\$360,000** Sold Date **09-Apr-22**

Distance **0.55km**



**1/82 HAWDON STREET
HEIDELBERG VIC 3084**

1 1 1

Sold Price **\$400,000** Sold Date **15-Feb-22**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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