

# 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 G06/109 Cape Street, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Heidelberg

Period - From 01/07/2024 to 30/09/2024 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	16/74 Darebin St HEIDELBERG 3084	\$635,000	19/11/2024
2	2/87 Mount St HEIDELBERG 3084	\$570,000	11/10/2024
3	6/55 Yarra St HEIDELBERG 3084	\$630,000	17/08/2024

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: 16/01/2025 14:13



2   
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

September quarter 2024: \$650,000

## Comparable Properties



**16/74 Darebin St HEIDELBERG 3084 (REI/VG)**

Agent Comments

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**Price:** \$635,000

**Method:** Private Sale

**Date:** 19/11/2024

**Rooms:** 3

**Property Type:** Apartment

**2/87 Mount St HEIDELBERG 3084 (VG)**

Agent Comments

2   
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**Price:** \$570,000

**Method:** Sale

**Date:** 11/10/2024

**Property Type:** Strata Flat - Single OYO Flat



**6/55 Yarra St HEIDELBERG 3084 (REI/VG)**

Agent Comments

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**Price:** \$630,000

**Method:** Private Sale

**Date:** 17/08/2024

**Property Type:** Apartment

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