

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

205/31 ROSANNA ROAD 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Heidelberg

Period-from

01 Jul 2022

to

30 Jun 2023

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

6/86 GRAHAM ROAD VIEWBANK VIC 3084

\$480,000

22-Mar-23

7/46 BARKLY PLACE HEIDELBERG VIC 3084

\$487,000

25-May-23

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: 13 July 2023



**6/86 GRAHAM ROAD VIEWBANK
VIC 3084**

Sold Price

\$480,000

Sold Date

22-Mar-23

2

1

2

Distance

1.98km



**7/46 BARKLY PLACE HEIDELBERG
VIC 3084**

Sold Price

^{RS}**\$487,000**

Sold Date

25-May-23

2

2

1

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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