

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

13 Flinders Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$980,000 Property Type House Suburb Heidelberg Heights

Period - From 01/01/2024 to 31/03/2024 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	46 Swanston St HEIDELBERG HEIGHTS 3081	\$1,070,000	08/01/2024
2	84 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,000,000	24/11/2023
3	96 St Hellier St HEIDELBERG HEIGHTS 3081	\$946,000	21/03/2024

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:

20/04/2024 09:15

13 Flinders Street, Heidelberg Heights Vic 3081



4 2 0

Property Type: House
Land Size: 588 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
March quarter 2024: \$980,000

Comparable Properties



46 Swanston St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 1 2

Price: \$1,070,000
Method: Private Sale
Date: 08/01/2024
Property Type: House (Res)
Land Size: 586 sqm approx



84 Lloyd St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 1 2

Price: \$1,000,000
Method: Private Sale
Date: 24/11/2023
Property Type: House (Res)
Land Size: 587 sqm approx



96 St Hellier St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 1 2

Price: \$946,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 575 sqm approx

Account - Jellis Craig | P: 03 94598111



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