

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

5 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081

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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Sep 2023

to

31 Aug 2024

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

20A LAW STREET HEIDELBERG HEIGHTS VIC 3081	\$786,000	26-Aug-24
16 LAW STREET HEIDELBERG HEIGHTS VIC 3081	\$800,000	30-May-24
16A LAW STREET HEIDELBERG HEIGHTS VIC 3081	\$800,000	17-Jun-24

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: 29 September 2024



20A LAW STREET HEIDELBERG HEIGHTS VIC 3081

3 2 1

Sold Price

^{RS}

\$786,000

Sold Date

26-Aug-24

Distance

0.31km



16 LAW STREET HEIDELBERG HEIGHTS VIC 3081

3 2 1

Sold Price

\$800,000

Sold Date

30-May-24

Distance

0.31km



16A LAW STREET HEIDELBERG HEIGHTS VIC 3081

3 2 1

Sold Price

^{RS}

\$800,000

Sold Date

17-Jun-24

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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