

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

2/9 James Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$490,000

&

\$535,000

Median sale price

Median price

\$775,500

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/07/2022

to

30/06/2023

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	49a Dresden St HEIDELBERG HEIGHTS 3081	\$520,000	05/07/2023
2			
3			

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:

06/10/2023 14:46



Property Type:
Agent Comments

Indicative Selling Price
\$490,000 - \$535,000
Median Unit Price
Year ending June 2023: \$775,500

Comparable Properties



49a Dresden St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments



Price: \$520,000
Method: Private Sale
Date: 05/07/2023
Rooms: 3
Property Type: Apartment

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.