

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

2/183 Waiora Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$695,000

&

\$750,000

Median sale price

Median price \$748,750

Property Type Unit

Suburb Heidelberg Heights

Period - From 01/04/2024

to 30/06/2024

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	15/23 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$736,000	07/03/2024
2	13/23 McEwan Rd HEIDELBERG HEIGHTS 3081	\$710,000	17/02/2024
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:

22/07/2024 14:49



3 1 2

Property Type: Townhouse

Land Size: 169 sqm approx

Agent Comments

Indicative Selling Price

\$695,000 - \$750,000

Median Unit Price

June quarter 2024: \$748,750

Comparable Properties



**15/23 McEwan Rd HEIDELBERG HEIGHTS
3081 (REI/VG)**

Agent Comments

3 1 2

Price: \$736,000

Method: Private Sale

Date: 07/03/2024

Property Type: Townhouse (Single)



**13/23 McEwan Rd HEIDELBERG HEIGHTS
3081 (REI/VG)**

Agent Comments

3 1 1

Price: \$710,000

Method: Sold Before Auction

Date: 17/02/2024

Property Type: Townhouse (Single)

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.

Account - VICPROP