

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

3 & 4/28 Bardia Street, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$655,500 Property Type Unit Suburb Heidelberg West

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	1114/443 Upper Heidelberg Rd IVANHOE 3079	\$397,000	23/08/2023
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: 13/09/2023 12:18



Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
Year ending June 2023: \$655,500

Comparable Properties



1114/443 Upper Heidelberg Rd IVANHOE 3079 Agent Comments
(REI)



Price: \$397,000
Method: Private Sale
Date: 23/08/2023
Property Type: Unit

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.