

## 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

102/254 BELL STREET HEIDELBERG HEIGHTS VIC 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$716,500

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Dec 2022

to

30 Nov 2023

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

105/82 HAWDON STREET HEIDELBERG VIC 3084	\$400,000	18-Oct-23
5/82 HAWDON STREET HEIDELBERG VIC 3084	\$400,000	18-Oct-23

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: 12 December 2023

**105/82 HAWDON STREET  
HEIDELBERG VIC 3084**

2 1 1

Sold Price

RS

**\$400,000**

Sold Date

**18-Oct-23**

Distance

**1.68km****5/82 HAWDON STREET  
HEIDELBERG VIC 3084**

2 1 1

Sold Price

**\$400,000**

Sold Date

**18-Oct-23**

Distance

**1.68km**

RS = Recent sale

UN = Undisclosed Sale

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