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	1/40 Rosanna Road, Heidelberg Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$630,000	Pro	perty Type	Jnit		Suburb	Heidelberg
Period - From	31/01/2024	to	30/01/2025	So	ource	Property	/ Data

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

Ad	dress of comparable property	Price	Date of sale
1	9/9 Martin St HEIDELBERG 3084	\$600,000	15/11/2024
2	1/12 Powlett St HEIDELBERG 3084	\$527,000	11/10/2024
3	2/87 Mount St HEIDELBERG 3084	\$570,000	11/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/01/2025 15:47









Rooms: 5

Property Type: Apartment Land Size: 87.67 sqm approx

Agent Comments

Indicative Selling Price \$520,000 - \$570,000 **Median Unit Price** 31/01/2024 - 30/01/2025: \$630,000

Comparable Properties

9/9 Martin St HEIDELBERG 3084 (VG)





Agent Comments

Price: \$600,000 Method: Sale Date: 15/11/2024

Property Type: Strata Unit/Flat

1/12 Powlett St HEIDELBERG 3084 (VG)

2





Agent Comments

Price: \$527,000 Method: Sale Date: 11/10/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Unit

2/87 Mount St HEIDELBERG 3084 (VG)





Price: \$570,000 Method: Sale Date: 11/10/2024

Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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