

# 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 6/542 Upper Heidelberg Road, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$690,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Heidelberg

Period - From 01/10/2023

to 31/12/2023

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	1106/443 Upper Heidelberg Rd IVANHOE 3079	\$650,000	18/01/2024
2	26/96 Hawdon St HEIDELBERG 3084	\$620,000	07/02/2024
3	6/542 Upper Heidelberg Rd HEIDELBERG 3084	\$594,500	26/09/2016

**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:

07/03/2024 09:54

6/542 Upper Heidelberg Road, Heidelberg Vic 3084

Greg Taylor  
9459 8111  
0409 090 611  
gregtaylor@jellisraig.com.au



 2  2 

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$690,000  
**Median Unit Price**  
December quarter 2023: \$605,000

## Comparable Properties



**1106/443 Upper Heidelberg Rd IVANHOE 3079 (REI)** **Agent Comments**

 2  2  2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 18/01/2024  
**Property Type:** Apartment



**26/96 Hawdon St HEIDELBERG 3084 (REI)** **Agent Comments**

 2  2  1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 07/02/2024  
**Property Type:** Apartment



**6/542 Upper Heidelberg Rd HEIDELBERG 3084 (REI)** **Agent Comments**

 2  2  1

**Price:** \$594,500  
**Method:** Private Sale  
**Date:** 26/09/2016  
**Rooms:** 4  
**Property Type:** Apartment

**Account - Jellis Craig | P: 03 94598111**



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