

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

49C Dresden Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/07/2023

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	4/191 Cape St HEIDELBERG 3084	\$700,000	27/03/2024
2	6/147 Waiora Rd HEIDELBERG HEIGHTS 3081	\$710,000	05/09/2024
3	4/58 Banksia St HEIDELBERG 3084	\$730,000	15/05/2024

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:

16/09/2024 07:46

49C Dresden Street, Heidelberg Heights Vic 3081



2 1 1

Property Type: Townhouse
(Single)
Land Size: 130 sqm approx
Agent Comments

Indicative Selling Price
\$725,000
Median Unit Price
Year ending June 2024: \$730,000

Comparable Properties



4/191 Cape St HEIDELBERG 3084 (REI)

Agent Comments

2 1 -

Price: \$700,000
Method: Private Sale
Date: 27/03/2024
Property Type: Townhouse (Res)



6/147 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

2 1 1

Price: \$710,000
Method: Sold Before Auction
Date: 05/09/2024
Rooms: 3
Property Type: Townhouse (Res)



4/58 Banksia St HEIDELBERG 3084 (REI)

Agent Comments

2 1 2

Price: \$730,000
Method: Private Sale
Date: 15/05/2024
Property Type: Townhouse (Res)
Land Size: 100 sqm approx

Account - Jellis Craig | P: 03 94598111



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