

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 Sussex Place, Heidelberg Vic 3084

Indicative selling price

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

Range between \$885,000 & \$945,000

Median sale price

Median price \$1,390,000 Property Type House Suburb Heidelberg

Period - From 01/10/2023 to 30/09/2024 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	6 Lewellin Gr ROSANNA 3084	\$885,000	16/11/2024
2	25 Berrima Rd ROSANNA 3084	\$926,000	25/10/2024
3	16 Rosemary Ct VIEWBANK 3084	\$935,000	07/10/2024

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:

02/12/2024 17:08



 3  1  0

Property Type: House
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
\$885,000 - \$945,000
Median House Price
Year ending September 2024: \$1,390,000

Comparable Properties



6 Lewellin Gr ROSANNA 3084 (REI)

Agent Comments

 3  2  2

Price: \$885,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 604 sqm approx

25 Berrima Rd ROSANNA 3084 (REI)

Agent Comments

 3  1  2

Price: \$926,000
Method: Sold Before Auction
Date: 25/10/2024
Property Type: House (Res)



16 Rosemary Ct VIEWBANK 3084 (REI/VG)

Agent Comments

 3  1  1

Price: \$935,000
Method: Sold Before Auction
Date: 07/10/2024
Rooms: 4
Property Type: House (Res)
Land Size: 670 sqm approx

Account - Barry Plant | P: 03 9842 8888