## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$885,000		&		\$945,000			
Median sale pr	rice							
Median price	\$1,390,000	Pro	operty Type	Hou	ISE		Suburb	Heidelberg
Period - From	01/10/2023	to	30/09/2024		So	ource	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.

Add	dress 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



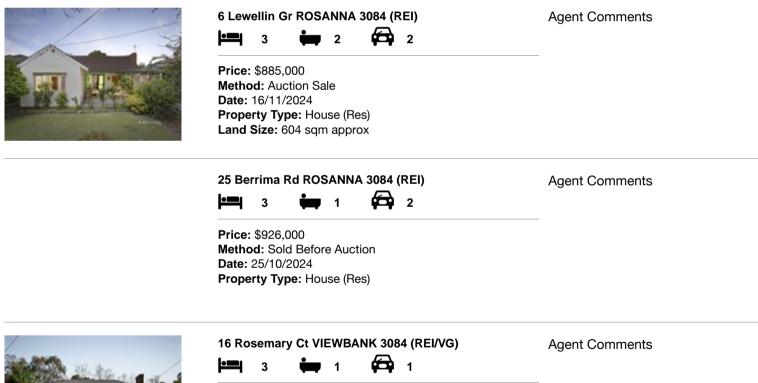






**Property Type:** House **Land Size:** 653 sqm approx Agent Comments Indicative Selling Price \$885,000 - \$945,000 Median House Price Year ending September 2024: \$1,390,000

# **Comparable Properties**





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



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