

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

9/3 WIMPORT STREET HEIDELBERG VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,500

Property type

Flats

Suburb

Heidelberg

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

9/264 WATERDALE ROAD IVANHOE VIC 3079	\$600,000	04-Jun-24
G04/55 YARRA STREET HEIDELBERG VIC 3084	\$630,000	14-Sep-24
12/58 MYRTLE STREET IVANHOE VIC 3079	\$595,000	12-Apr-24

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 6 months.

This Statement of Information was prepared on: 09 December 2024



**9/264 WATERDALE ROAD
IVANHOE VIC 3079**

2 2 2

Sold Price **\$600,000** Sold Date **04-Jun-24**

Distance **1.58km**



**G04/55 YARRA STREET
HEIDELBERG VIC 3084**

3 - -

Sold Price **\$630,000** Sold Date **14-Sep-24**

Distance **0.79km**



**12/58 MYRTLE STREET IVANHOE
VIC 3079**

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Sold Price **\$595,000** Sold Date **12-Apr-24**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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