

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

17 Radnor Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,543,250

Property Type House

Suburb Heidelberg

Period - From 01/07/2021

to 30/06/2022

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 Victoria Av ROSANNA 3084 | \$2,400,000 | 12/07/2022 |
| 2 | 43 Carlsberg Rd EAGLEMONT 3084 | \$2,350,000 | 06/09/2022 |
| 3 | 129 Mountain View Pde ROSANNA 3084 | \$2,062,500 | 09/04/2022 |

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:

29/09/2022 10:39

17 Radnor Street, Heidelberg Vic 3084



 4  3  2

Property Type: House (Res)

Land Size: 823 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending June 2022: \$1,543,250

Comparable Properties



4 Victoria Av ROSANNA 3084 (REI)

Agent Comments

 4  3  2

Price: \$2,400,000

Method: Private Sale

Date: 12/07/2022

Property Type: House

Land Size: 536 sqm approx



43 Carlsberg Rd EAGLEMONT 3084 (REI)

Agent Comments

 4  2  2

Price: \$2,350,000

Method: Private Sale

Date: 06/09/2022

Rooms: 7

Property Type: House (Res)

Land Size: 737 sqm approx



129 Mountain View Pde ROSANNA 3084 (REI)

Agent Comments

 4  3  2

Price: \$2,062,500

Method: Auction Sale

Date: 09/04/2022

Rooms: 8

Property Type: House (Res)

Land Size: 804 sqm approx

Account - Jellis Craig | P: 03 94598111



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