

## 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

502/40 BURGUNDY STREET HEIDELBERG VIC 3084

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Mar 2023

to

29 Feb 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

|   |           |           |
|---|-----------|-----------|
| 7/9 MARTIN STREET HEIDELBERG VIC 3084   | \$437,500 | 23-Nov-23 |
| 105/87 MOUNT STREET HEIDELBERG VIC 3084 | \$425,000 | 05-Dec-23 |
| 306/4 VILLA STREET HEIDELBERG VIC 3084  | \$435,000 | 02-Dec-23 |

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: 13 March 2024



**7/9 MARTIN STREET HEIDELBERG VIC 3084**

Sold Price **\$437,500** Sold Date **23-Nov-23**

1 1 1

Distance **0.86km**



**105/87 MOUNT STREET HEIDELBERG VIC 3084**

Sold Price <sup>RS</sup> **\$425,000** Sold Date **05-Dec-23**

1 1 1

Distance -



**306/4 VILLA STREET HEIDELBERG VIC 3084**

Sold Price <sup>RS</sup> **\$435,000** Sold Date **02-Dec-23**

1 1 1

Distance -

**RS** = Recent sale      **UN** = Undisclosed Sale

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