

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

2/75 Hawdon 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

\$599,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Heidelberg

Period-from

01 Mar 2020

to

28 Feb 2021

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

7/74 Hawdon Street Heidelberg VIC 3084	\$562,000	22-Oct-20
12/68 Banksia Street Heidelberg VIC 3084	\$588,000	04-Dec-20
2/81 Rosanna Road Heidelberg VIC 3084	\$610,000	31-Oct-20

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: 25 March 2021



7/74 Hawdon Street Heidelberg VIC 3084

2
 1
 1

Sold Price **\$562,000** Sold Date **22-Oct-20**

Distance **0.12km**



12/68 Banksia Street Heidelberg VIC 3084

2
 1
 1

Sold Price **\$588,000** Sold Date **04-Dec-20**

Distance **0.31km**



2/81 Rosanna Road Heidelberg VIC 3084

2
 1
 1

Sold Price **\$610,000** Sold Date **31-Oct-20**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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