

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

1/56 Yarra Street, Heidelberg Vic 3084

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Heidelberg

Period - From 01/01/2024

to 31/12/2024

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	4/68 Yarra St HEIDELBERG 3084	\$780,000	20/11/2024
2	4/184 Hawdon St HEIDELBERG 3084	\$731,500	11/09/2024
3			

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:

27/02/2025 14:02



Property Type:
Agent Comments

Indicative Selling Price
\$750,000
Median Unit Price
Year ending December 2024: \$635,000

Comparable Properties



4/68 Yarra St HEIDELBERG 3084 (VG)

Agent Comments



Price: \$780,000
Method: Sale
Date: 20/11/2024
Property Type: Flat/Unit/Apartment (Res)



4/184 Hawdon St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$731,500
Method: Sold Before Auction
Date: 11/09/2024
Property Type: Unit
Land Size: 135 sqm approx

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.

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