

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

6/12 Stradbroke Avenue, Heidelberg Vic 3084

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$651,250

Property Type Unit

Suburb Heidelberg

Period - From 01/01/2023

to 31/12/2023

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	7/77 Yarra St HEIDELBERG 3084	\$520,000	04/12/2023
2			
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:

14/02/2024 17:13

6/12 Stradbroke Avenue, Heidelberg Vic 3084



2 1 1

Property Type: Apartment
Land Size: 83 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$540,000
Median Unit Price
Year ending December 2023: \$651,250

Comparable Properties



7/77 Yarra St HEIDELBERG 3084 (REI)

Agent Comments

2 1 -

Price: \$520,000
Method: Private Sale
Date: 04/12/2023
Property Type: Apartment

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.

Account - Jellis Craig | P: 03 94598111



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