

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

1/164 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Heidelberg

Period - From 01/07/2024 to 30/09/2024 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	2/85 Brown St HEIDELBERG 3084	\$765,000	19/09/2024
2	7 Clyde Ct HEIDELBERG 3084	\$823,000	14/09/2024
3	7A Clyde Ct HEIDELBERG 3084	\$730,000	14/09/2024

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:

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Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
September quarter 2024: \$650,000



 3  2  2

Property Type: Unit
Land Size: 233 sqm approx
Agent Comments

Comparable Properties



2/85 Brown St HEIDELBERG 3084 (REI)

Agent Comments

 3  1  1

Price: \$765,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: Unit



7 Clyde Ct HEIDELBERG 3084 (REI/VG)

Agent Comments

 3  1  2

Price: \$823,000
Method: Private Sale
Date: 14/09/2024
Property Type: Unit
Land Size: 391 sqm approx



7A Clyde Ct HEIDELBERG 3084 (REI/VG)

Agent Comments

 3  1  1

Price: \$730,000
Method: Private Sale
Date: 14/09/2024
Property Type: Unit
Land Size: 276 sqm approx

Account - Barry Plant | P: 03 9842 8888