

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

10 EDEN STREET HEIDELBERG HEIGHTS VIC 3081

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/445 WATERDALE ROAD HEIDELBERG WEST VIC 3081	\$645,000	11-Oct-22
9/409 WATERDALE ROAD HEIDELBERG WEST VIC 3081	\$635,000	23-Nov-22
2/71 SOUTHERN ROAD HEIDELBERG HEIGHTS VIC 3081	\$640,000	17-Mar-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: 24 March 2023



**2/445 WATERDALE ROAD
HEIDELBERG WEST VIC 3081**

 2  1  1

Sold Price **\$645,000** Sold Date **11-Oct-22**

Distance **0.64km**



**9/409 WATERDALE ROAD
HEIDELBERG WEST VIC 3081**

 2  1  1

Sold Price **\$635,000** Sold Date **23-Nov-22**

Distance **0.32km**



**2/71 SOUTHERN ROAD
HEIDELBERG HEIGHTS VIC 3081**

 2  1  2

Sold Price ^{RS} **\$640,000** Sold Date **17-Mar-23**

Distance **0.98km**

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

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