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

1/2 North Crescent, Heidelberg West Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$530,000		&		\$560,000					
Median sale pr	rice									
Median price	\$677,500	Pro	operty Type	Unit			Suburb	Heidelberg West		
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4/5 Orr St HEIDELBERG HEIGHTS 3081	\$545,500	25/01/2025
2	4/4 Kanimbla Ct HEIDELBERG WEST 3081	\$568,000	02/12/2024
3	2/4 Clingin St RESERVOIR 3073	\$530,000	09/08/2024

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:

05/02/2025 09:42



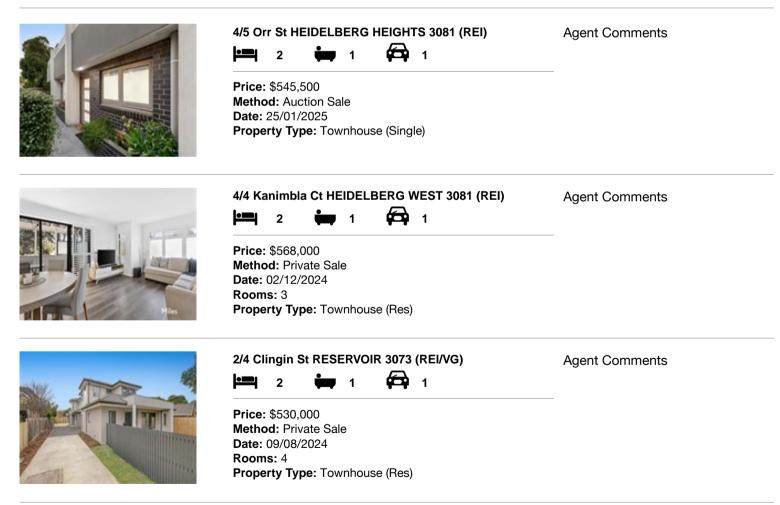






Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$530,000 - \$560,000 Median Unit Price Year ending December 2024: \$677,500

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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