

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 between \$530,000 & \$560,000

Median sale price

Median price \$677,500 Property Type Unit Suburb Heidelberg West

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	4/5 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



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

Year ending December 2024: \$677,500

Comparable Properties



4/5 Orr St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 2  1  1

Price: \$545,500

Method: Auction Sale

Date: 25/01/2025

Property Type: Townhouse (Single)



4/4 Kanimbla Ct HEIDELBERG WEST 3081 (REI)

Agent Comments

 2  1  1

Price: \$568,000

Method: Private Sale

Date: 02/12/2024

Rooms: 3

Property Type: Townhouse (Res)



2/4 Clingin St RESERVOIR 3073 (REI/VG)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 09/08/2024

Rooms: 4

Property Type: Townhouse (Res)

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