

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

2/32 Shelley Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$775,500 Property Type Unit Suburb Heidelberg Heights

Period - From 01/07/2022 to 30/06/2023 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	2 Marie Av HEIDELBERG HEIGHTS 3081	\$957,000	15/09/2023
2	3/15 Francis St HEIDELBERG HEIGHTS 3081	\$953,000	31/07/2023
3	3/40 Southern Rd HEIDELBERG HEIGHTS 3081	\$888,000	01/09/2023

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:

03/10/2023 08:04



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$880,000 - \$960,000

Median Unit Price

Year ending June 2023: \$775,500

Comparable Properties



2 Marie Av HEIDELBERG HEIGHTS 3081 (REI) Agent Comments

3 2 2

Price: \$957,000

Method: Sold Before Auction

Date: 15/09/2023

Property Type: House (Res)



3/15 Francis St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments

3 2 2

Price: \$953,000

Method: Private Sale

Date: 31/07/2023

Property Type: Townhouse (Single)



3/40 Southern Rd HEIDELBERG HEIGHTS 3081 (REI) Agent Comments

3 2 1

Price: \$888,000

Method: Sold Before Auction

Date: 01/09/2023

Property Type: Townhouse (Single)

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