

# 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

43 Manton Lane, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$950,000

### Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Heidelberg

Period - From

01/04/2022

to

30/06/2022

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 | 34 Lawson Pde HEIDELBERG HEIGHTS 3081   | \$920,000 | 20/06/2022   |
| 2 | 25 Manton St HEIDELBERG 3084            | \$955,000 | 30/04/2022   |
| 3 | 454 Upper Heidelberg Rd HEIDELBERG 3084 | \$960,000 | 24/06/2022   |

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:

04/10/2022 12:15

43 Manton Lane, Heidelberg Vic 3084



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$950,000  
**Median House Price**  
June quarter 2022: \$1,250,000

## Comparable Properties



**34 Lawson Pde HEIDELBERG HEIGHTS 3081 (REI)** Agent Comments



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 20/06/2022  
**Property Type:** House  
**Land Size:** 823 sqm approx



**25 Manton St HEIDELBERG 3084 (REI)** Agent Comments



**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 30/04/2022  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



**454 Upper Heidelberg Rd HEIDELBERG 3084 (REI)** Agent Comments



**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 24/06/2022  
**Property Type:** House

Account - Jellis Craig | P: 03 94598111



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