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

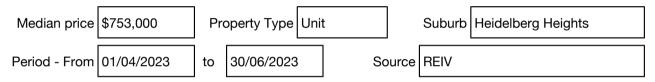
3/7 James Street, Heidelberg Heights Vic 3081

Indicative selling price

Ear the meaning	of this price and	concurrent via davi a	/undergueting
For the meaning	or this price see	consumer.vic.gov.a	u/underquoting

Single price \$680,000

Median sale price



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	6/88 Darebin St HEIDELBERG 3084	\$720,000	18/05/2023
2	2/18 Darebin St HEIDELBERG 3084	\$700,000	29/04/2023
3	6/600 Upper Heidelberg Rd HEIDELBERG 3084	\$645,000	19/05/2023

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:

31/07/2023 09:13









Property Type: Unit Land Size: 179 sqm approx Agent Comments Indicative Selling Price \$680,000 Median Unit Price June quarter 2023: \$753,000

Comparable Properties



6/88 Darebin St HEIDELBERG 3084 (REI/VG) Agent Comments



Price: \$720,000 Method: Sold Before Auction Date: 18/05/2023 Rooms: 3 Property Type: Unit

2/18 Darebin St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$700,000 Method: Auction Sale Date: 29/04/2023 Rooms: 3 Property Type: Unit



6/600 Upper Heidelberg Rd HEIDELBERG 3084 Agent Comments (REI)



Price: \$645,000 Method: Private Sale Date: 19/05/2023 Rooms: 3 Property Type: Unit Land Size: 252 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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