

# 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

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

Single price

\$680,000

### Median sale price

Median price

\$753,000

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/04/2023

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	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



 2  1  2

**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**

 2  1  1

**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**

 2  1  1

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



**6/600 Upper Heidelberg Rd HEIDELBERG 3084 (REI)**

**Agent Comments**

 2  1  1

**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