

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

1/51 Yarra Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$641,500

Property Type Unit

Suburb Heidelberg

Period - From 01/10/2022

to

31/12/2022

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	2/40 St Hellier St HEIDELBERG HEIGHTS 3081	\$850,000	03/03/2023
2	16/12 Jika St HEIDELBERG 3084	\$838,000	10/03/2023
3	7/7 Ellesmere Pde ROSANNA 3084	\$835,000	09/02/2023

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:

17/03/2023 17:51



3 1 2

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

December quarter 2022: \$641,500

Comparable Properties



2/40 St Hellier St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 2 2

Price: \$850,000

Method: Sold Before Auction

Date: 03/03/2023

Property Type: Townhouse (Res)



16/12 Jika St HEIDELBERG 3084 (REI) **Agent Comments**

3 1 2

Price: \$838,000

Method: Private Sale

Date: 10/03/2023

Property Type: Townhouse (Single)



7/7 Ellesmere Pde ROSANNA 3084 (REI) **Agent Comments**

3 2 2

Price: \$835,000

Method: Private Sale

Date: 09/02/2023

Property Type: Townhouse (Single)