

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

64 Hodgson Street, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,425,000

Property Type

House

Suburb

Heidelberg

Period - From

01/01/2023

to

31/12/2023

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	43 Finlayson St ROSANNA 3084	\$1,485,000	12/09/2023
2	8 Darebin St HEIDELBERG 3084	\$1,438,000	09/12/2023
3	34 Hodgson St HEIDELBERG 3084	\$1,420,000	05/12/2023

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:

12/03/2024 11:34



3 2 2

Property Type: House
Land Size: 982 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending December 2023: \$1,425,000

Comparable Properties

43 Finlayson St ROSANNA 3084 (REI/VG)

Agent Comments

3 - -

Price: \$1,485,000
Method: Private Sale
Date: 12/09/2023
Property Type: House (Res)
Land Size: 616 sqm approx



8 Darebin St HEIDELBERG 3084 (REI)

Agent Comments

3 1 2

Price: \$1,438,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 692 sqm approx



34 Hodgson St HEIDELBERG 3084 (REI/VG)

Agent Comments

3 2 2

Price: \$1,420,000
Method: Sold Before Auction
Date: 05/12/2023
Property Type: House (Res)
Land Size: 964 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996