

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

7/28 Bardia Street, Heidelberg West Vic 3081

Indicative selling price

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

Single price

\$455,000

Median sale price

Median price

\$655,500

Property Type

Unit

Suburb

Heidelberg West

Period - From

01/07/2022

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.

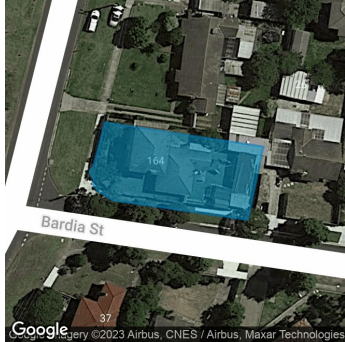
	Address of comparable property	Price	Date of sale
1	164 Liberty Pde HEIDELBERG WEST 3081	\$470,000	25/05/2023
2	5/28 Bardia St HEIDELBERG WEST 3081	\$430,000	23/08/2023
3			

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:

18/09/2023 11:21



Property Type:
Agent Comments

Indicative Selling Price
\$455,000
Median Unit Price
Year ending June 2023: \$655,500

Comparable Properties

164 Liberty Pde HEIDELBERG WEST 3081 (VG)

Agent Comments



Price: \$470,000
Method: Sale
Date: 25/05/2023
Property Type: Flat/Unit/Apartment (Res)



5/28 Bardia St HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 23/08/2023
Property Type: Apartment

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.

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