

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

9 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Heidelberg Heights

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

5 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081	\$745,000	06-Dec-24
47 SKEGGS CRESCENT HEIDELBERG HEIGHTS VIC 3081	\$725,000	31-Oct-24
1 BURNS COURT HEIDELBERG HEIGHTS VIC 3081	\$688,000	14-Nov-24

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 6 months.~~

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5 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081

 3  2  1

Sold Price

^{RS} **\$745,000**

Sold Date **06-Dec-24**

Distance **0.01km**



47 SKEGGS CRESCENT HEIDELBERG HEIGHTS VIC 3081

 3  2  1

Sold Price

^{RS} **\$725,000**

Sold Date **31-Oct-24**

Distance **0.28km**



1 BURNS COURT HEIDELBERG HEIGHTS VIC 3081

 3  2  1

Sold Price

\$688,000

Sold Date **14-Nov-24**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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