

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 13 Heffernan Walk, Heidelberg Heights, VIC 3081

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$900,000 Property type House Suburb Heidelberg Heights

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales

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
33A OUTHWAITE ROAD HEIDELBERG HEIGHTS VIC 3081	\$750,000	29 Nov 2024
11 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081	\$749,990	19 Oct 2024
15 HEFFERNAN WALK HEIDELBERG HEIGHTS VIC 3081	\$715,000	21 Oct 2024

This Statement of Information was prepared on: 30 January 2025