

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

2/95 Waiora Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price

\$635,000

Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

06/03/2022

to

05/03/2023

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	3/73 Dougharty Rd HEIDELBERG HEIGHTS 3081	\$608,000	25/02/2023
2	2/263 Lower Plenty Rd ROSANNA 3084	\$612,500	18/01/2023
3	14 Morobe St HEIDELBERG WEST 3081	\$615,000	05/12/2022

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:

06/03/2023 11:52