

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

3/6 LAUREL COURT 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/147 WAIORA ROAD HEIDELBERG HEIGHTS VIC 3081	\$720,000	13-Sep-23
5/147 WAIORA ROAD HEIDELBERG HEIGHTS VIC 3081	\$700,000	05-Nov-23
13/51 DRESDEN STREET HEIDELBERG HEIGHTS VIC 3081	\$745,000	31-Jul-23

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.

This Statement of Information was prepared on: 15 November 2023



1/147 WAIORA ROAD HEIDELBERG HEIGHTS VIC 3081

Sold Price

\$720,000

Sold Date

13-Sep-23

 2

 1

 1

Distance

0.29km



5/147 WAIORA ROAD HEIDELBERG HEIGHTS VIC 3081

Sold Price

^{RS} **\$700,000**

Sold Date

05-Nov-23

 2

 1

 1

Distance

0.3km



13/51 DRESDEN STREET HEIDELBERG HEIGHTS VIC 3081

Sold Price

\$745,000

Sold Date

31-Jul-23

 2

 2

 1

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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