

103/82 Hawdon Street, Heidelberg Vic 3084



1 Bed 1 Bath 1 Car
Property Type: Strata Apartment
Indicative Selling Price
 \$345,000
Median House Price
 Year ending September 2024:
 \$637,500

Comparable Properties



303/82 Hawdon Street, Heidelberg 3084 (REI)

1 Bed 1 Bath - Car
Price: \$352,000
Method: Sale
Date: 05/07/2024
Property Type: Apartment
Agent Comments: This apartment has the following in comparison: Similar location, Similar size & Similar accommodation



803/443 Upper Heidelberg Road, Ivanhoe 3079 (REI)

1 Bed 1 Bath 1 Car
Price: \$350,000
Method: Private Sale
Date: 23/08/2024
Property Type: Apartment
Agent Comments: This apartment has the following in comparison: Similar location, Similar size & Superior accommodation



201/119 Cape Street, Heidelberg 3084 (REI)

1 Bed 1 Bath 1 Car
Price: \$350,000
Method: Private Sale
Date: 03/06/2024
Property Type: Apartment
Agent Comments: This apartment has the following in comparison: Similar location, Similar size & Superior accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

103/82 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$637,500

Unit

x

Suburb

Heidelberg

Period - From

01/10/2023

to

30/09/2024

Source

REIV

Comparable property sales

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
303/82 Hawdon Street, HEIDELBERG 3084	\$352,000	05/07/2024
803/443 Upper Heidelberg Road, IVANHOE 3079	\$350,000	23/08/2024
201/119 Cape Street, HEIDELBERG 3084	\$350,000	03/06/2024

This Statement of Information was prepared on:

27/11/2024