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

4/5 Orr Street, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$500,000		&		\$550,000					
Median sale p										
Median price	\$775,000	Pro	operty Type	Том	nhouse		Suburb	Heidelberg Heights		
Period - From	16/12/2023	to	15/12/2024		So	ource	Property	/ Data		

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.

Ad	dress of comparable property	Price	Date of sale
1	4/4 Kanimbla Ct HEIDELBERG WEST 3081	\$568,000	02/12/2024
2	3/18 Aberdeen Rd MACLEOD 3085	\$595,000	23/10/2024
3	4/36 Shelley St HEIDELBERG HEIGHTS 3081	\$610,000	17/07/2024

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:

16/12/2024 13:50



4/5 Orr Street, Heidelberg Heights Vic 3081

BARRYPLANT





Property Type: Townhouse (Single) Agent Comments

Nathan Papadopoulos 9765 5500 0401 540 408 npapadopoulos@barryplant.com.au

> **Indicative Selling Price** \$500,000 - \$550,000 **Median Townhouse Price** 16/12/2023 - 15/12/2024: \$775,000

Comparable Properties



2 1 1 Price: \$568,000 Method: Private Sale Date: 02/12/2024 Rooms: 3 Property Type: Townhouse (Res)



3/18 Aberdeen Rd MACLEOD 3085 (REI) 2 1 1

4/4 Kanimbla Ct HEIDELBERG WEST 3081 (REI)

Price: \$595,000 Method: Private Sale Date: 23/10/2024 Property Type: Townhouse (Single)

4/36 Shelley St HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 Agent Comments

Agent Comments

Agent Comments

Price: \$610,000 Method: Private Sale Date: 17/07/2024 Property Type: Townhouse (Res) Land Size: 53 sqm approx

Account - Barry Plant | P: 03 9842 8888



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