

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

1/164 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Heidelberg

Period - From

01/10/2024

to

31/12/2024

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	2/34 Altona St HEIDELBERG HEIGHTS 3081	\$792,000	16/11/2024
2	7 Elliott St HEIDELBERG HEIGHTS 3081	\$825,000	06/11/2024
3	1/24 Anderson St HEIDELBERG 3084	\$870,000	13/09/2024

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:

20/01/2025 14:17



 3  2  2

Property Type: Unit
Land Size: 233 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
December quarter 2024: \$600,000

Comparable Properties



2/34 Altona St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  1  2

Price: \$792,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Unit
Land Size: 286 sqm approx



7 Elliott St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  2  1

Price: \$825,000
Method: Sold Before Auction
Date: 06/11/2024
Rooms: 4
Property Type: House (Res)
Land Size: 252 sqm approx



1/24 Anderson St HEIDELBERG 3084 (REI/VG)

Agent Comments

 3  1  2

Price: \$870,000
Method: Private Sale
Date: 13/09/2024
Rooms: 4
Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888