

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

6a Milton Court, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price

\$899,000

Median sale price

Median price

\$775,250

Property Type

Townhouse

Suburb

Heidelberg Heights

Period - From

22/04/2023

to

21/04/2024

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	3/59 Altona St HEIDELBERG HEIGHTS 3081	\$870,000	24/01/2024
2	1/129 Porter Rd HEIDELBERG HEIGHTS 3081	\$860,500	13/02/2024
3	4/34 Miller St HEIDELBERG HEIGHTS 3081	\$829,500	15/12/2023

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:

22/04/2024 09:02

6a Milton Court, Heidelberg Heights Vic 3081



3 2 2

Property Type: Townhouse (Res)

Land Size: 213 sqm approx

Agent Comments

Indicative Selling Price

\$899,000

Median Townhouse Price

22/04/2023 - 21/04/2024: \$775,250

Comparable Properties



3/59 Altona St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 1

Price: \$870,000

Method: Private Sale

Date: 24/01/2024

Property Type: Townhouse (Single)



1/129 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 1

Price: \$860,500

Method: Auction Sale

Date: 13/02/2024

Property Type: Unit



4/34 Miller St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 2

Price: \$829,500

Method: Private Sale

Date: 15/12/2023

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 94598111



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