

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

607/120 BURGUNDY STREET HEIDELBERG VIC 3084

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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 May 2021

to

30 Apr 2022

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

10/40 BURGUNDY STREET HEIDELBERG VIC 3084	\$415,000	28-Feb-18
619/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$400,000	05-Jan-22
406/120 BURGUNDY STREET HEIDELBERG VIC 3084	\$385,000	05-Mar-22

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: 02 May 2022


**10/40 BURGUNDY STREET
HEIDELBERG VIC 3084**
 1  1  1

 Sold Price **\$415,000** Sold Date **28-Feb-18**

Distance -


**619/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**
 1  1  1

 Sold Price **\$400,000** Sold Date **05-Jan-22**

Distance -

THE AGENCY


**406/120 BURGUNDY STREET
HEIDELBERG VIC 3084**
 1  1  1

 Sold Price ^{RS} **\$385,000** Sold Date **05-Mar-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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