

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

27 LLOYD STREET HEIDELBERG HEIGHTS VIC 3081

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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,750

Property type

House

Suburb

Heidelberg Heights

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/48 ST HELLIER STREET HEIDELBERG HEIGHTS VIC 3081	\$700,000	16-Sep-23
103 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081	\$708,000	23-Aug-23
10 EDEN STREET HEIDELBERG HEIGHTS VIC 3081	\$685,000	05-Apr-23

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: 19 September 2023



**1/48 ST HELLIER STREET
HEIDELBERG HEIGHTS VIC 3081**

2 1 3

Sold Price

^{RS}

\$700,000

Sold Date

16-Sep-23

Distance

0.58km



**103 PORTER ROAD HEIDELBERG
HEIGHTS VIC 3081**

2 1 1

Sold Price

^{RS}

\$708,000

Sold Date

23-Aug-23

Distance

1km



**10 EDEN STREET HEIDELBERG
HEIGHTS VIC 3081**

2 1 2

Sold Price

\$685,000

Sold Date

05-Apr-23

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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