

103/82 Hawdon Street, Heidelberg Vic 3084



1 Bed 1 Bath 1 Car
Property Type: Strata Apartment
Indicative Selling Price
 \$335,000
Median House Price
 15/01/2024 - 14/01/2025: \$600,000

Comparable Properties



1/83 Yarra Street, Heidelberg 3084 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$300,000
Method: Private Sale
Date: 28/11/2024
Rooms: 2
Property Type: Apartment
Agent Comments: Older style property smaller property
 Inferior property



803/443 Upper Heidelberg Road, Ivanhoe 3079 (VG)

1 Bed 1 Bath 1 Car
Price: \$350,000
Method: Sale
Date: 22/08/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single
 OYO Unit
Agent Comments: Larger complex Newer building
 Comparable property



803/443 Upper Heidelberg Road, Ivanhoe 3079 (REI)

1 Bed 1 Bath 1 Car
Price: \$350,000
Method: Private Sale
Date: 23/08/2024
Property Type: Apartment
Agent Comments: Larger complex Newer building
 Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

103/82 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$335,000

Median sale price

Median price

\$600,000

Unit

x

Suburb

Heidelberg

Period - From

15/01/2024

to

14/01/2025

Source

REIV

Comparable property sales

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
1/83 Yarra Street, HEIDELBERG 3084	\$300,000	28/11/2024
3/443 Upper Heidelberg Road, IVANHOE 3079	\$350,000	23/08/2024
803/443 Upper Heidelberg Road, IVANHOE 3079	\$350,000	23/08/2024

This Statement of Information was prepared on:

15/01/2025 13:02