

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

4/81 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Range between \$680,000

&

\$730,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Heidelberg

Period - From 01/01/2022

to

31/03/2022

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	4/154 Hawdon St HEIDELBERG 3084	\$750,000	22/01/2022
2	3/14 Porter Rd HEIDELBERG HEIGHTS 3081	\$720,000	04/05/2022
3	7/172 Hawdon St HEIDELBERG 3084	\$653,500	12/05/2022

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:

24/05/2022 13:45



 3  1  2

Property Type: Unit
Land Size: 214 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
March quarter 2022: \$700,000

Comparable Properties



4/154 Hawdon St HEIDELBERG 3084 (REI/VG) **Agent Comments**

 3  1  1

Price: \$750,000
Method: Private Sale
Date: 22/01/2022
Rooms: 4
Property Type: Unit



3/14 Porter Rd HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

 3  1  1

Price: \$720,000
Method: Sold Before Auction
Date: 04/05/2022
Property Type: Unit



7/172 Hawdon St HEIDELBERG 3084 (REI) **Agent Comments**

 2  1  1

Price: \$653,500
Method: Auction Sale
Date: 12/05/2022
Property Type: Unit
Land Size: 190 sqm approx

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