

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

8/38 BANKSIA 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Nov 2023

to

31 Oct 2024

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

4/56 BANKSIA STREET HEIDELBERG VIC 3084	\$650,000	25-Aug-24
9/3 CARTMELL STREET HEIDELBERG VIC 3084	\$615,000	23-May-24
3/88 DAREBIN STREET HEIDELBERG VIC 3084	\$690,000	17-Oct-24

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: 06 November 2024

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**4/56 BANKSIA STREET
HEIDELBERG VIC 3084**

 2  1  1

Sold Price **\$650,000** Sold Date **25-Aug-24**

Distance **0.24km**

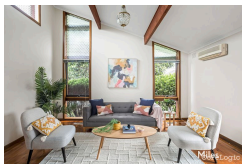


**9/3 CARTMELL STREET
HEIDELBERG VIC 3084**

 2  1  -

Sold Price **\$615,000** Sold Date **23-May-24**

Distance **0.42km**



**3/88 DAREBIN STREET
HEIDELBERG VIC 3084**

 2  1  1

Sold Price ^{RS} **\$690,000** Sold Date **17-Oct-24**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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