

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 205/12 Powlett Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Heidelberg

Period - From 01/07/2023 to 30/06/2024 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	9/9 Martin St HEIDELBERG 3084	\$605,000	18/01/2024
2	12/264 Waterdale Rd IVANHOE 3079	\$550,000	06/02/2024
3	8/58 Myrtle St IVANHOE 3079	\$530,000	23/05/2024

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: 16/07/2024 21:44



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$595,000

Median Unit Price

Year ending June 2024: \$650,000

Comparable Properties

9/9 Martin St HEIDELBERG 3084 (VG)

Agent Comments

2 - -

Price: \$605,000

Method: Sale

Date: 18/01/2024

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

12/264 Waterdale Rd IVANHOE 3079 (VG)

Agent Comments

2 - -

Price: \$550,000

Method: Sale

Date: 06/02/2024

Property Type: Subdivided Flat - Single OYO
Flat



8/58 Myrtle St IVANHOE 3079 (VG)

Agent Comments

2 - -

Price: \$530,000

Method: Sale

Date: 23/05/2024

Property Type: Strata Flat - Single OYO Flat

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