

## 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

2/14 HODGSON STREET HEIDELBERG VIC 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,380,000

&

\$1,480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 May 2023

to

30 Apr 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

1/16 AVOCA STREET HEIDELBERG VIC 3084	\$1,381,000	21-Mar-24
1/62 HODGSON STREET HEIDELBERG VIC 3084	\$1,400,000	30-Mar-24
1/107 BROWN STREET HEIDELBERG VIC 3084	\$1,380,000	11-Apr-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: 03 May 2024



**1/16 AVOCA STREET HEIDELBERG  
VIC 3084**

4 2 2

Sold Price

<sup>RS</sup> **\$1,381,000**

Sold Date

**21-Mar-24**

Distance

**0.25km**



**1/62 HODGSON STREET  
HEIDELBERG VIC 3084**

4 3 2

Sold Price

<sup>RS</sup> **\$1,400,000**

Sold Date

**30-Mar-24**

Distance

**0.39km**



**1/107 BROWN STREET  
HEIDELBERG VIC 3084**

4 2 2

Sold Price

<sup>RS</sup> **\$1,380,000**

Sold Date

**11-Apr-24**

Distance

**0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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