

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

7 Radnor Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,498,000

&

\$1,598,000

Median sale price

Median price \$1,600,000

Property Type House

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	17 Dalvey St HEIDELBERG 3084	\$1,735,000	22/04/2022
2	5 Weyburn Ct HEIDELBERG 3084	\$1,625,000	30/04/2022
3	77 Buckingham Dr HEIDELBERG 3084	\$1,600,000	21/03/2022

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:

05/07/2022 15:31



 4  2  2

Property Type: House (Res)

Land Size: 828 sqm approx

Agent Comments

Indicative Selling Price

\$1,498,000 - \$1,598,000

Median House Price

March quarter 2022: \$1,600,000

Comparable Properties



17 Dalvey St HEIDELBERG 3084 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,735,000

Method: Private Sale

Date: 22/04/2022

Rooms: 8

Property Type: House (Res)

Land Size: 943 sqm approx



5 Weyburn Ct HEIDELBERG 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,625,000

Method: Auction Sale

Date: 30/04/2022

Property Type: House (Res)

Land Size: 585 sqm approx



77 Buckingham Dr HEIDELBERG 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,600,000

Method: Sold Before Auction

Date: 21/03/2022

Property Type: House (Res)

Land Size: 669 sqm approx