

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

HEIDELBERG HEIGHTS VIC 3081

Indicative selling price

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

Single Price

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Heidelberg Heights

Period-from

01 Apr 2022

to

31 Mar 2023

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

91 DRESDEN STREET HEIDELBERG HEIGHTS VIC 3081	\$875,000	27-Oct-22
2/506 WATERDALE ROAD HEIDELBERG HEIGHTS VIC 3081	\$798,000	07-Jan-22
47A OUTHWAITE ROAD HEIDELBERG HEIGHTS VIC 3081	\$875,000	19-Nov-22

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: 11 April 2023



91 DRESDEN STREET HEIDELBERG HEIGHTS VIC 3081

 3  2  2

Sold Price

\$875,000

Sold Date

27-Oct-22

Distance

0.49km



2/506 WATERDALE ROAD HEIDELBERG HEIGHTS VIC 3081

 3  2  2

Sold Price

\$798,000

Sold Date

07-Jan-22

Distance

0.72km



47A OUTHWAITE ROAD HEIDELBERG HEIGHTS VIC 3081

 3  2  2

Sold Price

\$875,000

Sold Date

19-Nov-22

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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