

# 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

7/11 Andrews 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)

Range between

\$460,000

&

\$490,000

### Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Heidelberg

Period - From

01/10/2023

to

31/12/2023

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	6/30 Martin St HEIDELBERG 3084	\$550,000	12/10/2023
2	7/77 Yarra St HEIDELBERG 3084	\$520,000	04/12/2023
3	7/10 Maleela Gr ROSANNA 3084	\$400,000	04/07/2023

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:

23/01/2024 09:53



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$460,000 - \$490,000

**Median Unit Price**

December quarter 2023: \$605,000

## Comparable Properties



**6/30 Martin St HEIDELBERG 3084 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 12/10/2023

**Rooms:** 4

**Property Type:** Apartment



**7/77 Yarra St HEIDELBERG 3084 (REI)**

**Agent Comments**

 2  1  -

**Price:** \$520,000

**Method:** Private Sale

**Date:** 04/12/2023

**Property Type:** Apartment



**7/10 Maleela Gr ROSANNA 3084 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 04/07/2023

**Property Type:** Apartment

**Account - Barry Plant | P: 03 9842 8888**