

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

4/175 Waiora Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$800,000

&

\$840,000

Median sale price

Median price

\$752,500

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/04/2022

to

31/03/2023

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	25 Baker Cr HEIDELBERG HEIGHTS 3081	\$860,000	09/01/2023
2	2/40 St Hellier St HEIDELBERG HEIGHTS 3081	\$850,000	02/03/2023
3	10/218 Lower Plenty Rd ROSANNA 3084	\$812,000	08/12/2022

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:

29/05/2023 21:06



 3  3  2

Rooms: 6
Property Type: Townhouse
Land Size: NA sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$840,000
Median Unit Price
Year ending March 2023: \$752,500

Comparable Properties



25 Baker Cr HEIDELBERG HEIGHTS 3081
(REI/VG)

Agent Comments

 3  2  2

Price: \$860,000
Method: Private Sale
Date: 09/01/2023
Property Type: Townhouse (Single)
Land Size: 311 sqm approx



2/40 St Hellier St HEIDELBERG HEIGHTS 3081
(REI/VG)

Agent Comments

 3  2  2

Price: \$850,000
Method: Sold Before Auction
Date: 02/03/2023
Property Type: Townhouse (Res)



10/218 Lower Plenty Rd ROSANNA 3084
(REI/VG)

Agent Comments

 3  2  2

Price: \$812,000
Method: Private Sale
Date: 08/12/2022
Property Type: Townhouse (Single)