

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

Brand New 2-bedroom, 2-bathroom, 1-car plus retreat area
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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,007,500

Property type

Other

Suburb

Heidelberg Heights

Period-from

01 Oct 2023

to

30 Sep 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

89 ALTONA STREET HEIDELBERG HEIGHTS VIC 3081	\$750,000	09-Aug-24
3/140 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081	\$739,000	04-Jul-23
13/51 DRESDEN STREET HEIDELBERG HEIGHTS VIC 3081	\$745,000	31-Jul-23

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 October 2024



**89 ALTONA STREET HEIDELBERG
HEIGHTS VIC 3081**

Sold Price

\$750,000

Sold Date **09-Aug-24**

 2  2  1

Distance **0.35km**



**3/140 PORTER ROAD HEIDELBERG
HEIGHTS VIC 3081**

Sold Price

\$739,000

Sold Date **04-Jul-23**

 2  2  1

Distance **1.4km**



**13/51 DRESDEN STREET
HEIDELBERG HEIGHTS VIC 3081**

Sold Price

\$745,000

Sold Date **31-Jul-23**

 2  2  1

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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