

# 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

4/157 Northern Road, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$350,000

### Median sale price

Median price \$707,500

Property Type Unit

Suburb Heidelberg Heights

Period - From 01/04/2022

to 30/06/2022

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 | 10/34 Beetham Pde ROSANNA 3084 | \$350,000 | 05/04/2022   |
| 2 |                                |           |              |
| 3 |                                |           |              |

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:

28/09/2022 14:32

4/157 Northern Road, Heidelberg Heights Vic 3081

**Jellis  
Craig**

Aaron Yeats

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**Indicative Selling Price**

\$350,000

**Median Unit Price**

June quarter 2022: \$707,500



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**10/34 Beetham Pde ROSANNA 3084 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 05/04/2022

**Property Type:** Apartment

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.

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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