

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 4/40 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Heidelberg

Period - From 01/07/2024 to 30/09/2024 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	1103/443 Upper Heidelberg Rd IVANHOE 3079	\$410,000	12/10/2024
2	11/96 Hawdon St HEIDELBERG 3084	\$415,000	25/09/2024
3	522/443 Upper Heidelberg Rd IVANHOE 3079	\$430,000	13/06/2024

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: 21/11/2024 14:15



1 1 1

Rooms: 3
Property Type: House
[Agent Comments](#)

Indicative Selling Price
\$390,000 - \$429,000
Median Unit Price
September quarter 2024: \$650,000

Comparable Properties



1103/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

[Agent Comments](#)

1 1 1

Price: \$410,000
Method: Private Sale
Date: 12/10/2024
Property Type: Unit



11/96 Hawdon St HEIDELBERG 3084 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$415,000
Method: Private Sale
Date: 25/09/2024
Rooms: 2
Property Type: Apartment



522/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

[Agent Comments](#)

1 1 1

Price: \$430,000
Method: Private Sale
Date: 13/06/2024
Property Type: Apartment

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



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