

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

13/127 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$700,000

&

\$720,000

Median sale price

Median price

\$652,000

Property Type

Unit

Suburb

Heidelberg

Period - From

01/07/2020

to

30/06/2021

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	7/127 Hawdon St HEIDELBERG 3084	\$748,000	29/06/2021
2	17/127 Hawdon St HEIDELBERG 3084	\$730,000	22/05/2021
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:

16/09/2021 16:44



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$720,000

Median Unit Price

Year ending June 2021: \$652,000

Comparable Properties



7/127 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$748,000

Method: Private Sale

Date: 29/06/2021

Property Type: Apartment



17/127 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments

2 1 2

Price: \$730,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Unit

Land Size: 112 sqm approx

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 - Miles | P: 03 9497 3222 | F: 03 9499 4089