

# 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

4/10-14 Francis Street, Heidelberg Heights Vic 3081

### Indicative selling price

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

Range between \$690,000

&

\$750,000

### Median sale price

Median price \$748,750

Property Type Unit

Suburb Heidelberg Heights

Period - From 01/04/2024

to 30/06/2024

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	3/6 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$755,000	30/05/2024
2	16 Heffernan Wlk HEIDELBERG HEIGHTS 3081	\$750,000	04/04/2024
3	2/8 Lawson Pde HEIDELBERG HEIGHTS 3081	\$695,000	06/05/2024

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:

22/07/2024 16:29



3 2 1

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 169 sqm approx

Agent Comments

**Indicative Selling Price**

\$690,000 - \$750,000

**Median Unit Price**

June quarter 2024: \$748,750

## Comparable Properties



**3/6 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

3 3 1

**Price:** \$755,000

**Method:** Private Sale

**Date:** 30/05/2024

**Rooms:** 6

**Property Type:** Townhouse (Res)



**16 Heffernan Wlk HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 04/04/2024

**Property Type:** Townhouse (Single)



**2/8 Lawson Pde HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$695,000

**Method:** Private Sale

**Date:** 06/05/2024

**Property Type:** Unit

**Land Size:** 361 sqm approx