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	4/10-14 Francis Street, Heidelberg Heights Vic 3081
Including suburb and	
postcode	

Indicative selling price

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

Range between \$690,000 & \$750,000	Range between	\$690,000	&	\$750,000
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Median sale price

Median price	\$748,750	Pro	perty Type	Jnit		Suburb	Heidelberg Heights
Period - From	01/04/2024	to	30/06/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	3/6 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$755,000	30/05/2024
2	16 Heffernan Wik 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 comparableproperties 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







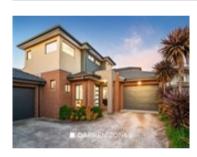
Rooms: 4

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)

-3

Price: \$755,000 Method: Private Sale Date: 30/05/2024

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments



16 Heffernan Wik HEIDELBERG HEIGHTS

3081 (REI/VG)





Price: \$750.000 Method: Private Sale Date: 04/04/2024

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



2/8 Lawson Pde HEIDELBERG HEIGHTS 3081

(REI/VG)

-3

Price: \$695,000 Method: Private Sale Date: 06/05/2024 Property Type: Unit

Land Size: 361 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



