

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

3/69 Hawdon Street Heidelberg VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

4/7 Rill Street Heidelberg VIC 3084	\$745,000	01-May-21
2/157 Hawdon Street Heidelberg VIC 3084	\$743,000	07-Aug-21
9/106 Brown Street Heidelberg VIC 3084	\$700,000	10-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 29 October 2021



4/7 Rill Street Heidelberg VIC 3084 Sold Price **\$745,000** Sold Date **01-May-21**

2 1 1

Distance **0.9km**



2/157 Hawdon Street Heidelberg VIC 3084 Sold Price **\$743,000** Sold Date **07-Aug-21**

2 1 1

Distance **0.76km**



9/106 Brown Street Heidelberg VIC 3084 Sold Price **\$700,000** Sold Date **10-Sep-21**

2 1 1

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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