## 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

2/56 Yarra Street, Heidelberg Vic 3084

### Indicative selling price

or the meaning	g of this price se	e consumer.v	ic.gov.au/und	lerquoting	

Single price \$840,000

#### Median sale price

Median price	\$635,000	Pro	operty Type Unit	t	Suburb	Heidelberg
Period - From	01/01/2024	to	31/12/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	11/69 Hawdon St HEIDELBERG 3084	\$845,000	02/10/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

27/02/2025 14:04







**Property Type:** Agent Comments Indicative Selling Price \$840,000 Median Unit Price Year ending December 2024: \$635,000

Agent Comments

# **Comparable Properties**

11/69 Hawdon St HEIDELBERG 3084 (VG)



Price: \$845,000 Method: Sale Date: 02/10/2024 Property Type: Strata Unit/Flat

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.

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