

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

2/12 Swanston Street Heidelberg Heights VIC 3081

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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Apr 2020

to

31 Mar 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

2/76 Porter Road Heidelberg Heights VIC 3081	\$665,000	27-Nov-20
2/4 Bonar Street Heidelberg Heights VIC 3081	\$655,000	29-Jan-21
3/8 Finlayson Street Rosanna VIC 3084	\$660,000	28-Nov-20

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: 27 April 2021

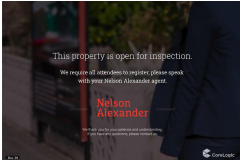


2/76 Porter Road Heidelberg Heights VIC 3081

 3  1  2

Sold Price **\$665,000** Sold Date **27-Nov-20**

Distance **0.15km**



2/4 Bonar Street Heidelberg Heights VIC 3081

 3  1  1

Sold Price **\$655,000** Sold Date **29-Jan-21**

Distance **0.77km**



3/8 Finlayson Street Rosanna VIC 3084

 3  1  1

Sold Price **\$660,000** Sold Date **28-Nov-20**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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