

# 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

405/3 Cartmell Street, Heidelberg Vic 3084

### Indicative selling price

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

Single price

\$589,500

### Median sale price

Median price

\$617,500

Property Type

Unit

Suburb

Heidelberg

Period - From

09/10/2023

to

08/10/2024

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		
2		
3		

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:

09/10/2024 13:03

405/3 Cartmell Street, Heidelberg Vic 3084

**Jellis  
Craig**

Joe Vicino

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**Indicative Selling Price**

\$589,500

**Median Unit Price**

09/10/2023 - 08/10/2024: \$617,500



 2  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties

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.

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



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