

# 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

205/12 Powlett 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

\$579,000

### Median sale price

Median price

\$635,000

Property Type

Unit

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 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	301/12 Powlett St HEIDELBERG 3084	\$527,000	11/10/2024
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:

21/01/2025 10:46



 2    2    1

**Property Type:** Apartment

**Agent Comments**

Owners Corp \$4,488 approx. per annum

**Indicative Selling Price**

\$579,000

**Median Unit Price**

Year ending December 2024: \$635,000

## Comparable Properties



**301/12 Powlett St HEIDELBERG 3084 (REI)**

**Agent Comments**

 2    2    1

**Price:** \$527,000

**Method:** Private Sale

**Date:** 11/10/2024

**Property Type:** Unit

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