

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

LG6/12 POWLETT 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

Other

Suburb

Heidelberg

Period-from

01 Mar 2023

to

29 Feb 2024

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

7/9 MARTIN STREET HEIDELBERG VIC 3084	\$437,500	23-Nov-23
414B/58 MYRTLE STREET IVANHOE VIC 3079	\$387,000	23-Dec-23
6/4 VILLA STREET HEIDELBERG VIC 3084	\$435,000	02-Dec-23

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: 04 March 2024



**7/9 MARTIN STREET HEIDELBERG
VIC 3084**

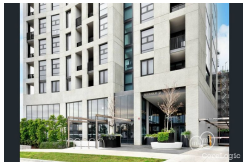
1 1 1

Sold Price

\$437,500

Sold Date **23-Nov-23**

Distance **0.05km**



**414B/58 MYRTLE STREET
IVANHOE VIC 3079**

1 1 1

Sold Price

^{RS} **\$387,000**

Sold Date **23-Dec-23**

Distance **0.5km**



**6/4 VILLA STREET HEIDELBERG
VIC 3084**

1 1 -

Sold Price

\$435,000

Sold Date **02-Dec-23**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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