

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

2/159 Northern Road, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$699,000

Median sale price

Median price \$807,500

Property Type Unit

Suburb Heidelberg Heights

Period - From 01/01/2022

to 31/12/2022

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	7/147 Waiora Rd HEIDELBERG HEIGHTS 3081	\$703,500	04/02/2023
2	43 Brunei Cr HEIDELBERG WEST 3081	\$692,000	10/11/2022
3	2/32 Porter Rd HEIDELBERG HEIGHTS 3081	\$685,000	06/03/2023

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:

03/04/2023 09:48



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$699,000

Median Unit Price

Year ending December 2022: \$807,500

Comparable Properties



7/147 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI) Agent Comments

2 1 1

Price: \$703,500

Method: Auction Sale

Date: 04/02/2023

Property Type: Townhouse (Res)

Land Size: 139 sqm approx

43 Brunei Cr HEIDELBERG WEST 3081 (VG) Agent Comments

2 - -

Price: \$692,000

Method: Sale

Date: 10/11/2022

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Dwelling



2/32 Porter Rd HEIDELBERG HEIGHTS 3081 (REI) Agent Comments

2 1 2

Price: \$685,000

Method: Private Sale

Date: 06/03/2023

Property Type: Townhouse (Single)

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