

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 | 105/82 Hawdon Street, Heidelberg, VIC 3084 |

Indicative selling price

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

|              |           |
|--------------|-----------|
| Single Price | \$409,000 |
|--------------|-----------|

Median sale price

|               |            |               |            |        |                   |
|---------------|------------|---------------|------------|--------|-------------------|
| Median price  | \$621,999  | Property Type | House      | Suburb | Heidelberg (3084) |
| Period - From | 07/06/2022 | to            | 07/06/2023 | Source | realestate.com.au |

Comparable property sales

|   |   |
|---|---|
| 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. |
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| This Statement of Information was prepared on: | 09/09/2023 |
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