

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

7 Weinberg Walk, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price

\$990,000

Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

14/06/2023

to

13/06/2024

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	19 Francis St HEIDELBERG HEIGHTS 3081	\$1,042,000	19/03/2024
2	8/99 Porter Rd HEIDELBERG HEIGHTS 3081	\$995,000	10/02/2024
3	2/8 Toohey St BELLFIELD 3081	\$970,000	22/03/2024

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:

14/06/2024 15:19



 4  3  2

Property Type: Townhouse (Res)

Land Size: 198 sqm approx

Agent Comments

Indicative Selling Price

\$990,000

Median House Price

14/06/2023 - 13/06/2024: \$1,000,000

Comparable Properties



19 Francis St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,042,000

Method: Private Sale

Date: 19/03/2024

Property Type: Townhouse (Single)



8/99 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$995,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)



2/8 Toohey St BELLFIELD 3081 (REI/VG)

Agent Comments

 4  2  2

Price: \$970,000

Method: Private Sale

Date: 22/03/2024

Property Type: Townhouse (Single)