

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

24 Hodgson Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,280,000

&

\$1,360,000

Median sale price

Median price \$1,531,500

Property Type House

Suburb Heidelberg

Period - From 01/04/2023

to 30/06/2023

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	58 Bellevue Av ROSANNA 3084	\$1,290,000	15/07/2023
2	12 Thomson Dr ROSANNA 3084	\$1,315,000	02/09/2023
3	155 Bellevue Av ROSANNA 3084	\$1,360,000	06/06/2023

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:

05/09/2023 19:46

24 Hodgson Street, Heidelberg Vic 3084



3 1 2

Rooms: 5
Property Type: House
Land Size: 608 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,360,000
Median House Price
June quarter 2023: \$1,531,500

Comparable Properties



58 Bellevue Av ROSANNA 3084 (REI)

Agent Comments

3 2 1

Price: \$1,290,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 662 sqm approx



12 Thomson Dr ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$1,315,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 713 sqm approx



155 Bellevue Av ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$1,360,000
Method: Private Sale
Date: 06/06/2023
Rooms: 6
Property Type: House (Res)
Land Size: 692 sqm approx

Account - Jellis Craig | P: 03 94598111



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