

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

2/18 Darebin Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$630,000

&

\$655,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Heidelberg

Period - From 01/04/2022

to

31/03/2023

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	2/79 Yarra St HEIDELBERG 3084	\$622,000	11/01/2023
2	2/3 Andrews St HEIDELBERG 3084	\$618,000	13/12/2022
3	6/119 Brown St HEIDELBERG 3084	\$569,000	17/01/2023

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:

18/04/2023 12:58



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$630,000 - \$655,000
Median Unit Price
Year ending March 2023: \$625,000

Comparable Properties



2/79 Yarra St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$622,000
Method: Private Sale
Date: 11/01/2023
Rooms: 4
Property Type: Unit



2/3 Andrews St HEIDELBERG 3084 (REI)

Agent Comments

2 1 2

Price: \$618,000
Method: Private Sale
Date: 13/12/2022
Rooms: 3
Property Type: Unit



6/119 Brown St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$569,000
Method: Private Sale
Date: 17/01/2023
Property Type: Townhouse (Res)