

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

2/5 JAMES STREET HEIDELBERG HEIGHTS VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

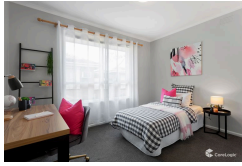
Date of sale

1/18-20 ROSANNA ROAD HEIDELBERG VIC 3084	\$580,000	06-Mar-23
12/10 ASHBY GROVE EAGLEMONT VIC 3084	\$580,000	04-Apr-23
11 CYPRESS STREET HEIDELBERG WEST VIC 3081	\$590,000	22-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 07 August 2023



**1/18-20 ROSANNA ROAD
HEIDELBERG VIC 3084**

 2  1  1

Sold Price **\$580,000** Sold Date **06-Mar-23**

Distance **1.47km**



**12/10 ASHBY GROVE EAGLEMONT
VIC 3084**

 2  1  1

Sold Price

Sold Date **04-Apr-23**

Distance **1.82km**



**11 CYPRESS STREET HEIDELBERG
WEST VIC 3081**

 2  1  2

Sold Price

^{RS} **\$590,000** Sold Date **22-Jul-23**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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