

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

9 BAKER CRESCENT 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

or range
between

\$719,950

&

\$739,950

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Heidelberg Heights

Period-from

01 Nov 2023

to

31 Oct 2024

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

11 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081	\$749,990	31-Oct-24
47 SKEGGS CRESCENT HEIDELBERG HEIGHTS VIC 3081	\$725,000	31-Oct-24
20A LAW STREET HEIDELBERG HEIGHTS VIC 3081	\$786,000	26-Aug-24

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.~~

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11 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081

 3  2  2

Sold Price

^{RS} **\$749,990**

Sold Date

31-Oct-24

Distance

0.01km



47 SKEGGS CRESCENT HEIDELBERG HEIGHTS VIC 3081

 3  2  1

Sold Price

^{RS} **\$725,000**

Sold Date

31-Oct-24

Distance

0.28km



20A LAW STREET HEIDELBERG HEIGHTS VIC 3081

 3  2  1

Sold Price

^{RS} **\$786,000**

Sold Date

26-Aug-24

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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