

# 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

13/40 Rosanna Road, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Heidelberg

Period - From 01/07/2024 to 30/09/2024 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	202/55 Yarra St HEIDELBERG 3084	\$680,000	23/10/2024
2	106/55 Yarra St HEIDELBERG 3084	\$640,000	24/08/2024
3	4/109 Cape St HEIDELBERG 3084	\$685,000	20/08/2024

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:

14/11/2024 20:52



2   
 1   
 2

**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 102.49 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$640,000 - \$680,000  
**Median Unit Price**  
 September quarter 2024: \$650,000

## Comparable Properties

202/55 Yarra St HEIDELBERG 3084 (REI)

Agent Comments

2   
 2   
 1

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 23/10/2024  
**Rooms:** 3  
**Property Type:** Apartment



106/55 Yarra St HEIDELBERG 3084 (REI)

Agent Comments

2   
 2   
 1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 24/08/2024  
**Property Type:** Unit

4/109 Cape St HEIDELBERG 3084 (VG)

Agent Comments

2   
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**Price:** \$685,000  
**Method:** Sale  
**Date:** 20/08/2024  
**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit

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