Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

13/40 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Median sale price

Median price	\$650,000	Pro	perty Type	Jnit		Suburb	Heidelberg
Period - From	01/07/2024	to	30/09/2024	S	ource	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

Add	dress 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 comparableproperties 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









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)

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Agent Comments

Price: \$680,000 Method: Private Sale Date: 23/10/2024

Rooms: 3

Property Type: Apartment

106/55 Yarra St HEIDELBERG 3084 (REI)

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2







Agent Comments

Agent Comments

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

4/109 Cape St HEIDELBERG 3084 (VG)

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Price: \$685,000

Method: Sale Date: 20/08/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Unit

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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