

# 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

20a Law Street, Heidelberg Heights Vic 3081

### Indicative selling price

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

Range between \$750,000 & \$800,000

### Median sale price

Median price \$1,001,000 Property Type House Suburb Heidelberg Heights

Period - From 01/07/2023 to 30/06/2024 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	4/51 Morotai Pde HEIDELBERG WEST 3081	\$805,000	13/07/2024
2	3/53 Waiora Rd HEIDELBERG HEIGHTS 3081	\$789,000	15/05/2024
3	16 Heffernan Wlk HEIDELBERG HEIGHTS 3081	\$750,000	04/04/2024

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:

16/07/2024 11:18



Property Type: House (Res)  
Agent Comments

Indicative Selling Price  
\$750,000 - \$800,000  
Median House Price  
Year ending June 2024: \$1,001,000

## Comparable Properties



4/51 Morotai Pde HEIDELBERG WEST 3081 (REI) Agent Comments



Price: \$805,000  
Method: Auction Sale  
Date: 13/07/2024  
Property Type: Townhouse (Res)  
Land Size: 185 sqm approx



3/53 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments



Price: \$789,000  
Method: Sold Before Auction  
Date: 15/05/2024  
Property Type: Townhouse (Res)



16 Heffernan Wlk HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments



Price: \$750,000  
Method: Private Sale  
Date: 04/04/2024  
Property Type: Townhouse (Single)

Account - Gem Realty