

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

3/4-8 Marie Avenue, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$375,000

&

\$412,500

Median sale price

Median price

\$812,000

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/10/2022

to

31/12/2022

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	4/4-8 Marie Av HEIDELBERG HEIGHTS 3081	\$427,500	23/08/2022
2	7/4-8 Marie Av HEIDELBERG HEIGHTS 3081	\$385,000	28/01/2021
3			

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:

14/03/2023 16:06



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$375,000 - \$412,500

Median Unit Price

December quarter 2022: \$812,000

Comparable Properties



4/4-8 Marie Av HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$427,500

Method: Private Sale

Date: 23/08/2022

Property Type: Unit



7/4-8 Marie Av HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 28/01/2021

Property Type: Unit

Land Size: 101 sqm approx

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.