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

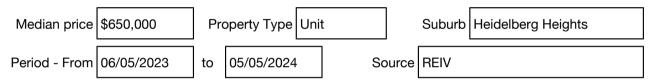
206/1 Eden Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price \$329,000

Median sale price



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 sixmonths 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	G1/1 Eden St HEIDELBERG HEIGHTS 3081	\$363,000	04/04/2024
2	106/1 Eden St HEIDELBERG HEIGHTS 3081	\$293,000	12/02/2024
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:

06/05/2024 09:58







Property Type: Apartment Agent Comments

Indicative Selling Price \$329,000 Median Unit Price 06/05/2023 - 05/05/2024: \$650,000

Comparable Properties



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.

Account - Jellis Craig | P: 03 94598111

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