

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

7 WEYBURN COURT HEIDELBERG VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,338,000

Property type

House

Suburb

Heidelberg

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

16-18 ADAMSON STREET HEIDELBERG VIC 3084	\$1,553,000	20-May-23
3 MORTIMER STREET HEIDELBERG VIC 3084	\$1,510,000	06-Mar-23

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 6 months.

This Statement of Information was prepared on: 15 September 2023

**16-18 ADAMSON STREET
HEIDELBERG VIC 3084** 3  1  2

Sold Price

\$1,553,000

Sold Date

20-May-23

Distance

0.68km**3 MORTIMER STREET HEIDELBERG
VIC 3084** -  1  1

Sold Price

\$1,510,000

Sold Date

06-Mar-23

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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