

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

303/40 Burgundy Street 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Sep 2020

to

31 Aug 2021

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

3/40 Burgundy Street Heidelberg VIC 3084	\$410,000	21-May-21
6/120 Burgundy Street Heidelberg VIC 3084	\$410,000	30-Jul-21
6/46 Barkly Place Heidelberg VIC 3084	\$410,000	05-Aug-21

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: 30 September 2021



3/40 Burgundy Street Heidelberg VIC 3084

 1
  1
  1

Sold Price

\$410,000

Sold Date

21-May-21

Distance

0.02km


6/120 Burgundy Street Heidelberg VIC 3084

 1
  1
  1

Sold Price

^{RS} **\$410,000**

Sold Date

30-Jul-21

Distance

0.24km


6/46 Barkly Place Heidelberg VIC 3084

 1
  1
  1

Sold Price

\$410,000

Sold Date

05-Aug-21

Distance

1.08km
RS = Recent sale

UN = Undisclosed Sale

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