

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

1/40 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Heidelberg

Period - From 31/01/2024

to 30/01/2025

Source Property Data

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	9/9 Martin St HEIDELBERG 3084	\$600,000	15/11/2024
2	1/12 Powlett St HEIDELBERG 3084	\$527,000	11/10/2024
3	2/87 Mount St HEIDELBERG 3084	\$570,000	11/10/2024

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:

31/01/2025 15:47



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Rooms: 5
Property Type: Apartment
Land Size: 87.67 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
31/01/2024 - 30/01/2025: \$630,000

Comparable Properties

9/9 Martin St HEIDELBERG 3084 (VG)

Agent Comments

2 - -

Price: \$600,000
Method: Sale
Date: 15/11/2024
Property Type: Strata Unit/Flat

1/12 Powlett St HEIDELBERG 3084 (VG)

Agent Comments

2 - -

Price: \$527,000
Method: Sale
Date: 11/10/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

2/87 Mount St HEIDELBERG 3084 (VG)

Agent Comments

2 - -

Price: \$570,000
Method: Sale
Date: 11/10/2024
Property Type: Strata Flat - Single OYO Flat