

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

401/40 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Oct 2023

to

30 Sep 2024

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

5/40 BURGUNDY STREET HEIDELBERG VIC 3084	\$615,000	22-Mar-24
4/109 CAPE STREET HEIDELBERG VIC 3084	\$685,000	20-Aug-24
9/9 MARTIN STREET HEIDELBERG VIC 3084	\$605,000	18-Jan-24

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: 08 October 2024



5/40 BURGUNDY STREET HEIDELBERG VIC 3084

2 2 2

Sold Price

\$615,000

Sold Date

22-Mar-24

Distance

0km



4/109 CAPE STREET HEIDELBERG VIC 3084

2 2 1

Sold Price

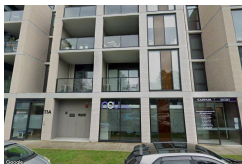
^{RS} **\$685,000**

Sold Date

20-Aug-24

Distance

0.25km



9/9 MARTIN STREET HEIDELBERG VIC 3084

2 2 1

Sold Price

\$605,000

Sold Date

18-Jan-24

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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