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

45 SKEGGS CRESCENT HEIDELBERG HEIGHTS VIC 3081

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 rang betwee		\$700,000	&	\$740,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$925,000	Prop	erty type		House	Suburb	Heidelberg Heights
Period-from	01 Jun 2024	to	31 May 2	025	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 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081	\$745,000	21-Oct-24
9 BAKER CRESCENT HEIDELBERG HEIGHTS VIC 3081	\$715,000	25-Jan-25
20A LAW STREET HEIDELBERG HEIGHTS VIC 3081	\$786,000	14-Aug-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.

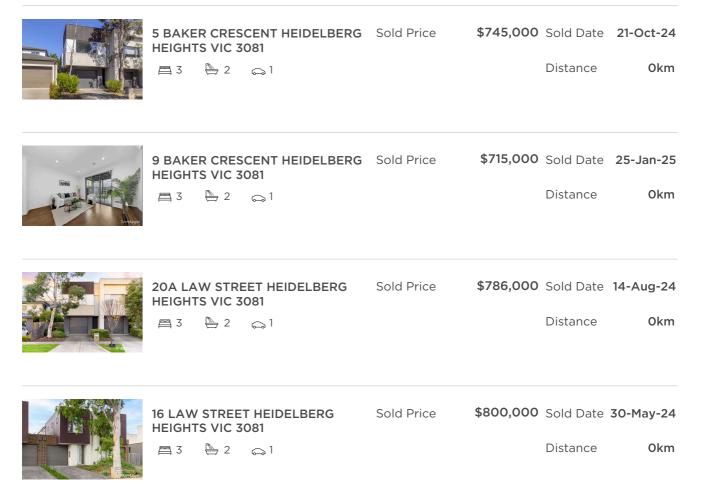
This Statement of Information was prepared on: 02 June 2025



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RS = Recent sale UN = Undisclosed Sale

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