

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

502/40 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Mar 2023

to

29 Feb 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

7/9 MARTIN STREET HEIDELBERG VIC 3084

\$437,500

23-Nov-23

105/87 MOUNT STREET HEIDELBERG VIC 3084

\$425,000

05-Dec-23

306/4 VILLA STREET HEIDELBERG VIC 3084

\$435,000

02-Dec-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: 13 March 2024



7/9 MARTIN STREET HEIDELBERG VIC 3084

Sold Price

\$437,500

Sold Date **23-Nov-23**

1

1

1

Distance

0.86km



105/87 MOUNT STREET HEIDELBERG VIC 3084

Sold Price

^{RS} **\$425,000**

Sold Date **05-Dec-23**

1

1

1

Distance

-



306/4 VILLA STREET HEIDELBERG VIC 3084

Sold Price

^{RS} **\$435,000**

Sold Date **02-Dec-23**

1

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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