

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

9/3 Cartmell Street, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$610,000

Median sale price

Median price

\$651,250

Property Type

Unit

Suburb

Heidelberg

Period - From

01/01/2023

to

31/12/2023

Source

REIV

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	1106/443 Upper Heidelberg Rd IVANHOE 3079	\$650,000	18/01/2024
2	3/5 Vine St HEIDELBERG 3084	\$610,000	19/11/2023
3			

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:

10/04/2024 14:42

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Indicative Selling Price
\$610,000

Median Unit Price

Year ending December 2023: \$651,250



2 1 1

Property Type: Apartment
Agent Comments

Comparable Properties



1106/443 Upper Heidelberg Rd IVANHOE 3079 (REI) **Agent Comments**

2 2 2

Price: \$650,000
Method: Private Sale
Date: 18/01/2024
Property Type: Apartment



3/5 Vine St HEIDELBERG 3084 (REI) **Agent Comments**

2 1 1

Price: \$610,000
Method: Sold After Auction
Date: 19/11/2023
Property Type: Apartment

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.

Account - Love & Co