

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

1/9 Dresden Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$666,000

Property Type Unit

Suburb Heidelberg Heights

Period - From 01/04/2020

to 31/03/2021

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	1/6 James St HEIDELBERG HEIGHTS 3081	\$1,005,000	23/02/2021
2			
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:

20/04/2021 18:08

1/9 Dresden Street, Heidelberg Heights Vic 3081

Nathan Papadopoulos
03 8841 2000
0401 540 408
nathan.papadopoulos@raywhite.com



 3  2  2

Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
Year ending March 2021: \$666,000

Comparable Properties



1/6 James St HEIDELBERG HEIGHTS 3081
(REI)

Agent Comments

 4  2  1

Price: \$1,005,000
Method: Private Sale
Date: 23/02/2021
Property Type: Townhouse (Single)

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 - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099

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

3/9 Dresden Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$666,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/04/2020 to 31/03/2021 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	2/9 Dresden St HEIDELBERG HEIGHTS 3081	\$960,000	03/03/2021
2	3/15 Francis St HEIDELBERG HEIGHTS 3081	\$838,000	15/03/2021
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:

20/04/2021 18:13

3/9 Dresden Street, Heidelberg Heights Vic 3081

Nathan Papadopoulos
03 8841 2000
0401 540 408
nathan.papadopoulos@raywhite.com



 2  2  1

Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending March 2021: \$666,000

Comparable Properties

2/9 Dresden St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

 3  2  2

Price: \$960,000
Method: Private Sale
Date: 03/03/2021
Property Type: Townhouse (Res)



3/15 Francis St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

 3  2  2

Price: \$838,000
Method: Private Sale
Date: 15/03/2021
Property Type: Townhouse (Res)

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 - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099