

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

Brand new 3 bedroom, 2 bathroom, double car garage 170sqm internal size
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

\$963,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Jun 2023

to

31 May 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

3/15 FRANCIS STREET HEIDELBERG HEIGHTS VIC 3081	\$953,000	31-Jul-23
2/32 SHELLEY STREET HEIDELBERG HEIGHTS VIC 3081	\$960,000	11-Oct-23
8/99 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081	\$995,000	10-Feb-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: 25 June 2024



**3/15 FRANCIS STREET
HEIDELBERG HEIGHTS VIC 3081**

3 2 2

Sold Price **\$953,000** Sold Date **31-Jul-23**

Distance **0.32km**



**2/32 SHELLEY STREET
HEIDELBERG HEIGHTS VIC 3081**

3 2 2

Sold Price **\$960,000** Sold Date **11-Oct-23**

Distance **1.23km**



**8/99 PORTER ROAD HEIDELBERG
HEIGHTS VIC 3081**

3 2 2

Sold Price **\$995,000** Sold Date **10-Feb-24**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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