

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

1/157 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$650,000 & \$697,500

Median sale price

Median price \$610,000 Property Type Unit Suburb Heidelberg

Period - From 01/01/2024 to 31/03/2024 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	4/58 Banksia St HEIDELBERG 3084	\$730,000	15/05/2024
2	4/191 Cape St HEIDELBERG 3084	\$700,000	27/03/2024
3	10/51 Dresden St HEIDELBERG HEIGHTS 3081	\$645,000	25/05/2024

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:

27/06/2024 13:21



Property Type:
Divorce/Estate/Family Transfers
Land Size: 193 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$697,500
Median Unit Price
March quarter 2024: \$610,000

Comparable Properties



4/58 Banksia St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 15/05/2024
Property Type: Townhouse (Res)
Land Size: 100 sqm approx



4/191 Cape St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 27/03/2024
Property Type: Townhouse (Res)



10/51 Dresden St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments



Price: \$645,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Unit
Land Size: 155 sqm approx

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