

# 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

1/18 Haig Street, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,250,000

### Median sale price

Median price \$725,000 Property Type Unit Suburb Heidelberg Heights

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	96a Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$1,253,000	06/03/2024
2	96 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$1,215,000	23/03/2024
3	5 Shakespeare Gr HEIDELBERG HEIGHTS 3081	\$1,100,000	14/06/2024

**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:

28/06/2024 11:33



 5  3  2

**Property Type:** Townhouse  
**Land Size:** 255 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000  
**Median Unit Price**  
March quarter 2024: \$725,000

## Comparable Properties



**96a Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

 5  4  2

**Price:** \$1,253,000  
**Method:** Private Sale  
**Date:** 06/03/2024  
**Property Type:** Townhouse (Single)



**96 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

 5  4  2

**Price:** \$1,215,000  
**Method:** Sold Before Auction  
**Date:** 23/03/2024  
**Property Type:** Townhouse (Single)



**5 Shakespeare Gr HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 14/06/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 324 sqm approx

**Account - Barry Plant | P: (03) 9431 1243**