

## Statement of Information

# Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode

36 McEwan Road, 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) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 1		Or range between	\$1,000,000	&	\$1,050,000
Unit 2		Or range between	\$900,000	&	\$990,000
Unit 3		Or range between	\$900,000	&	\$990,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$721,000

Suburb

Heidelberg Heights

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 details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Unit 1	3/272 Waiora Rd MACLEOD 3085	\$1,050,000	05/02/2024
	2/44 Mountain View Pde ROSANNA 3084	\$1,050,000	29/08/2023

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Unit 2	187 Grandview Gr ROSANNA 3084	\$990,000	20/10/2023
	5 Kenna St MACLEOD 3085	\$980,000	26/09/2023
	2 Marie Av HEIDELBERG HEIGHTS 3081	\$957,000	15/09/2023

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Unit 3	37 Timor Pde HEIDELBERG WEST 3081	\$901,000	14/10/2023
	41 Bonar St HEIDELBERG HEIGHTS 3081	\$916,000	24/10/2023
	21 Heffernan Wlk HEIDELBERG HEIGHTS 3081	\$980,000	15/09/2023

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

22/02/2024 16:04