

## 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

1/3 LAUREL COURT 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)

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$721,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Jan 2023

to

31 Dec 2023

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

6 HEFFERNAN WALK HEIDELBERG HEIGHTS VIC 3081	\$690,000	08-Nov-23
2/28 LAW STREET HEIDELBERG HEIGHTS VIC 3081	\$688,000	03-Oct-23
3/72 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081	\$679,500	27-Oct-23

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: 29 January 2024



**6 HEFFERNAN WALK HEIDELBERG HEIGHTS VIC 3081** Sold Price **\$690,000** Sold Date **08-Nov-23**

2 2 -

Distance **1.05km**



**2/28 LAW STREET HEIDELBERG HEIGHTS VIC 3081** Sold Price **\$688,000** Sold Date **03-Oct-23**

2 2 1

Distance **1.02km**



**3/72 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081** Sold Price **\$679,500** Sold Date **27-Oct-23**

2 1 1

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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