

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

1/91 ROSANNA ROAD HEIDELBERG VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Feb 2023

to

31 Jan 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

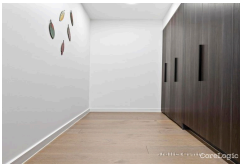
Date of sale

17 POWLETT STREET HEIDELBERG VIC 3084	\$837,000	14-Sep-23
2/52 ST ANDREWS AVENUE ROSANNA VIC 3084	\$840,000	16-Jan-24
21/127 HAWDON STREET HEIDELBERG VIC 3084	\$815,000	24-Nov-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: 21 February 2024



17 POWLETT STREET HEIDELBERG VIC 3084

 3  2  1

Sold Price

\$837,000

Sold Date

14-Sep-23

Distance

1.11km



2/52 ST ANDREWS AVENUE ROSANNA VIC 3084

 3  2  1

Sold Price

^{RS}

\$840,000

Sold Date

16-Jan-24

Distance

1.51km



21/127 HAWDON STREET HEIDELBERG VIC 3084

 3  1  2

Sold Price

\$815,000

Sold Date

24-Nov-23

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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