

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

10/51 Dresden Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$690,000 & \$730,000

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 | 3/12 Mary Av HEIDELBERG HEIGHTS 3081 | \$725,000 | 06/04/2024 |
| 2 | 3/10 Poplar Cr BELLFIELD 3081 | \$730,000 | 19/02/2024 |
| 3 | 5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081 | \$685,000 | 17/02/2024 |

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:

29/04/2024 13:41



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Property Type: Unit
Land Size: 155 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$730,000
Median Unit Price
March quarter 2024: \$725,000

Comparable Properties



3/12 Mary Av HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 2  1  1

Price: \$725,000
Method: Auction Sale
Date: 06/04/2024
Rooms: 3
Property Type: Unit



3/10 Poplar Cr BELLFIELD 3081 (REI)

Agent Comments

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Price: \$730,000
Method: Private Sale
Date: 19/02/2024
Property Type: Unit
Land Size: 202 sqm approx



5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

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Price: \$685,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit
Land Size: 175 sqm approx

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