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 betweer	\$690,000		&		\$730,000				
Median sale price									
Median price	\$725,000	Pro	operty Type	Unit			Suburb	Heidelberg Heights	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress 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



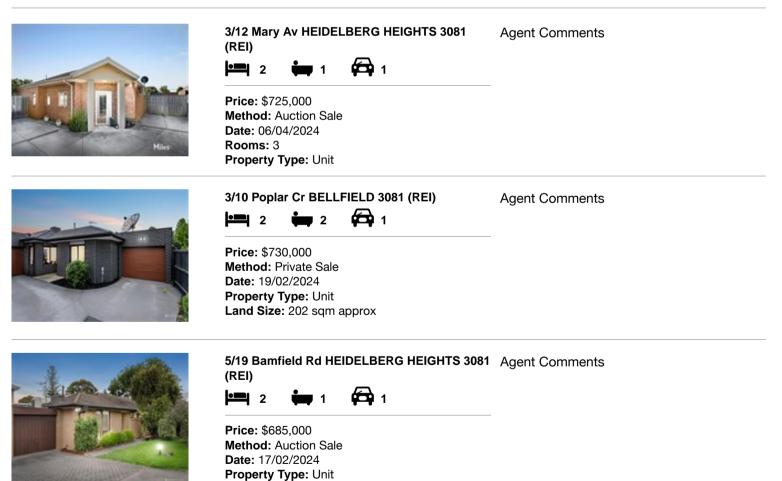






Property Type: Unit Land Size: 155 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$730,000 Median Unit Price March quarter 2024: \$725,000

Comparable Properties



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



propertydata

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Land Size: 175 sqm approx

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