

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

101 Bamfield Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$950,000 Property Type House Suburb Heidelberg Heights

Period - From 20/10/2022 to 19/10/2023 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	27 Lloyd St HEIDELBERG HEIGHTS 3081	\$725,000	14/10/2023
2	103 Porter Rd HEIDELBERG HEIGHTS 3081	\$708,000	23/08/2023
3	119 Dougharty Rd HEIDELBERG WEST 3081	\$620,000	15/10/2023

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: 20/10/2023 17:14



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Property Type: House
Land Size: 414 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median House Price
20/10/2022 - 19/10/2023: \$950,000

Comparable Properties



27 Lloyd St HEIDELBERG HEIGHTS 3081 (REI) [Agent Comments](#)

 2  1  2

Price: \$725,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)



103 Porter Rd HEIDELBERG HEIGHTS 3081 (REI) [Agent Comments](#)

 2  1  2

Price: \$708,000
Method: Sold Before Auction
Date: 23/08/2023
Property Type: House (Res)



119 Dougharty Rd HEIDELBERG WEST 3081 (REI) [Agent Comments](#)

 2  1  2

Price: \$620,000
Method: Auction Sale
Date: 15/10/2023
Property Type: House (Res)
Land Size: 372 sqm approx

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