

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

104/119 Cape Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Heidelberg

Period - From 14/03/2023 to 13/03/2024 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 | 7/3 Burgundy St HEIDELBERG 3084 | \$603,000 | 12/03/2024 |
| 2 | 6/30 Martin St HEIDELBERG 3084 | \$550,000 | 12/10/2023 |
| 3 | 7/77 Yarra St HEIDELBERG 3084 | \$520,000 | 04/12/2023 |

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:

14/03/2024 17:56

104/119 Cape Street, Heidelberg Vic 3084



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

14/03/2023 - 13/03/2024: \$550,000

Comparable Properties



7/3 Burgundy St HEIDELBERG 3084 (REI)

Agent Comments

 2  1  1

Price: \$603,000

Method: Private Sale

Date: 12/03/2024

Property Type: Apartment



6/30 Martin St HEIDELBERG 3084 (REI)

Agent Comments

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 12/10/2023

Rooms: 4

Property Type: Apartment



7/77 Yarra St HEIDELBERG 3084 (REI)

Agent Comments

 2  1  -

Price: \$520,000

Method: Private Sale

Date: 04/12/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 94598111



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