

# 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

107/1 Eden Street, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000 & \$374,000

### Median sale price

Median price \$652,500 Property Type Unit Suburb Heidelberg Heights

Period - From 06/10/2022 to 05/10/2023 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	G02/264 Waterdale Rd IVANHOE 3079	\$375,000	06/06/2023
2	6/120 Burgundy St HEIDELBERG 3084	\$370,000	28/04/2023
3	14/49 Hawdon St HEIDELBERG 3084	\$323,000	06/05/2023

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:

06/10/2023 16:04



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$340,000 - \$374,000

**Median Unit Price**

06/10/2022 - 05/10/2023: \$652,500

## Comparable Properties



**G02/264 Waterdale Rd IVANHOE 3079 (REI)**

Agent Comments



**Price:** \$375,000

**Method:** Private Sale

**Date:** 06/06/2023

**Property Type:** Apartment

**6/120 Burgundy St HEIDELBERG 3084 (VG)**

Agent Comments



**Price:** \$370,000

**Method:** Sale

**Date:** 28/04/2023

**Property Type:** Subdivided Flat - Single OYO Flat



**14/49 Hawdon St HEIDELBERG 3084 (REI/VG)**

Agent Comments



**Price:** \$323,000

**Method:** Private Sale

**Date:** 06/05/2023

**Property Type:** Apartment

**Land Size:** 66 sqm approx