

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

13 Flinders Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2023 to 31/12/2023 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	77 Altona St HEIDELBERG HEIGHTS 3081	\$1,117,000	12/12/2023
2	3 Leonard St HEIDELBERG HEIGHTS 3081	\$1,050,000	30/10/2023
3	84 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,000,000	24/11/2023

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:

25/03/2024 11:10

13 Flinders Street, Heidelberg Heights Vic 3081



 4  2  2

Rooms: 8
Property Type: House (Res)
Land Size: 588 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2023: \$1,025,000

Comparable Properties



77 Altona St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  2  2

Larger block. Newly renovated

Price: \$1,117,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 863 sqm approx



3 Leonard St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  2  2

Price: \$1,050,000
Method: Private Sale
Date: 30/10/2023
Property Type: House
Land Size: 595 sqm approx



84 Lloyd St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

 3  1  2

Price: \$1,000,000
Method: Private Sale
Date: 24/11/2023
Property Type: House (Res)
Land Size: 587 sqm approx

Account - Jellis Craig | P: 03 94598111



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