

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

16 Heffernan Walk, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$713,250 Property Type Unit 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	1/198 Oriel Rd HEIDELBERG WEST 3081	\$790,000	23/08/2023
2	9 Heffernan Wlk HEIDELBERG HEIGHTS 3081	\$785,000	01/12/2023
3	41 Skeggs Cr HEIDELBERG HEIGHTS 3081	\$745,000	19/10/2023

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:

19/02/2024 15:49



 3  2  2

Property Type: Townhouse

Land Size: 140 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$790,000

Median Unit Price

December quarter 2023: \$713,250

Comparable Properties



1/198 Oriol Rd HEIDELBERG WEST 3081
(REI/VG)

Agent Comments

 3  2  2

Price: \$790,000

Method: Private Sale

Date: 23/08/2023

Property Type: Townhouse (Single)

Land Size: 149 sqm approx



9 Heffernan Wik HEIDELBERG HEIGHTS 3081
(REI/VG)

Agent Comments

 3  2  2

Price: \$785,000

Method: Private Sale

Date: 01/12/2023

Property Type: Townhouse (Res)

Land Size: 151 sqm approx



41 Skeggs Cr HEIDELBERG HEIGHTS 3081
(REI/VG)

Agent Comments

 3  2  2

Price: \$745,000

Method: Private Sale

Date: 19/10/2023

Property Type: Townhouse (Single)

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