

# 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

18 Bardia Street, Heidelberg West 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 \$850,000 & \$935,000

### Median sale price

Median price \$757,500 Property Type House Suburb Heidelberg West

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	84 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,000,000	24/11/2023
2	11 Shelley St HEIDELBERG HEIGHTS 3081	\$870,000	22/12/2023
3	38 Tobruk Av HEIDELBERG WEST 3081	\$820,000	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.~~

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**Property Type:** House  
**Land Size:** 588 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$935,000  
**Median House Price**  
 December quarter 2023: \$757,500

## Comparable Properties



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



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



**11 Shelley St HEIDELBERG HEIGHTS 3081 (REI)** Agent Comments



**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 22/12/2023  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**38 Tobruk Av HEIDELBERG WEST 3081 (REI/VG)** Agent Comments



**Price:** \$820,000  
**Method:** Sold Before Auction  
**Date:** 04/12/2023  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx

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