## 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$850,000		&		\$935,000			
Median sale p	rice							
Median price	\$757,500	Pro	operty Type	Hou	se		Suburb	Heidelberg West
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Ade	dress 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.

This Statement of Information was prepared on:

07/03/2024 11:23





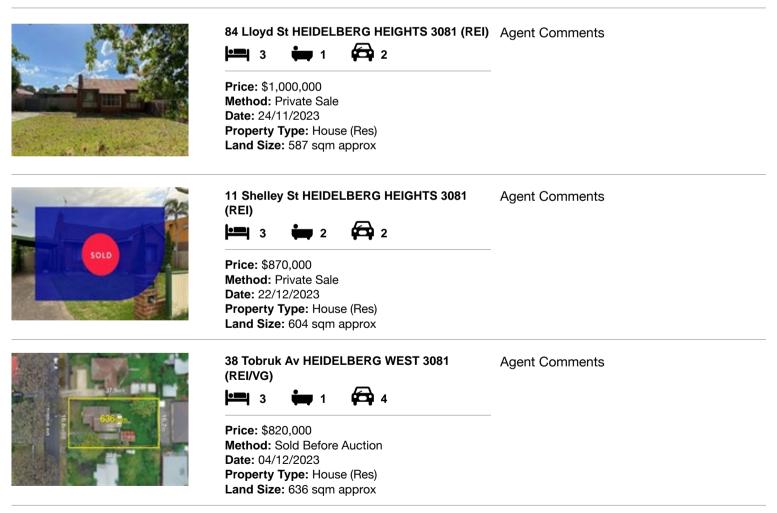


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**Property Type:** House **Land Size:** 588 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$935,000 Median House Price December quarter 2023: \$757,500

# **Comparable Properties**



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



propertydata

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