

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 Bonar Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$995,000 Property Type House Suburb Heidelberg Heights

Period - From 01/04/2023 to 31/03/2024 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.

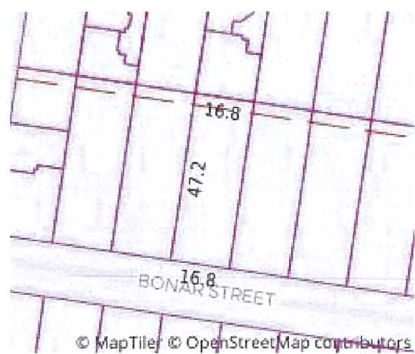
	Address of comparable property	Price	Date of sale
1	163 Porter Rd HEIDELBERG HEIGHTS 3081	\$1,265,000	15/04/2024
2	77 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,150,000	27/03/2024
3	13 Flinders St HEIDELBERG HEIGHTS 3081	\$1,015,000	26/04/2024

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: 12/06/2024 12:58

18 Bonar Street, Heidelberg Heights Vic 3081



Property Type: House (Previously Occupied - Detached)

Land Size: 791 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2024: \$995,000

Comparable Properties



163 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$1,265,000

Method: Private Sale

Date: 15/04/2024

Property Type: House

Land Size: 929 sqm approx



77 Lloyd St HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments



Price: \$1,150,000

Method: Sale

Date: 27/03/2024

Property Type: House - Attached House N.E.C.

Land Size: 731 sqm approx



13 Flinders St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$1,015,000

Method: Sold Before Auction

Date: 26/04/2024

Property Type: House (Res)

Land Size: 588 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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