

# 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

2/152 Hawdon Street, Heidelberg Vic 3084

### 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 & \$900,000

### Median sale price

Median price \$672,500 Property Type Unit Suburb Heidelberg

Period - From 01/10/2022 to 30/09/2023 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	4/141 Brown St HEIDELBERG 3084	\$885,000	08/07/2023
2	7/182 Hawdon St HEIDELBERG 3084	\$910,000	10/08/2023
3	6/141 Brown St HEIDELBERG 3084	\$915,000	06/12/2023

**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:

14/12/2023 10:31



3   2   2

**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median Unit Price**  
Year ending September 2023: \$672,500

## Comparable Properties

4/141 Brown St HEIDELBERG 3084 (REI)

**Agent Comments**

3   2   1

**Price:** \$885,000  
**Method:**  
**Date:** 08/07/2023  
**Property Type:** Townhouse (Single)

7/182 Hawdon St HEIDELBERG 3084 (REI)

**Agent Comments**

3   2   2

**Price:** \$910,000  
**Method:**  
**Date:** 10/08/2023  
**Property Type:** Townhouse (Single)



6/141 Brown St HEIDELBERG 3084 (REI)

**Agent Comments**

3   3   2

**Price:** \$915,000  
**Method:** Sold Before Auction  
**Date:** 06/12/2023  
**Rooms:** 4  
**Property Type:** Townhouse (Res)

**Account - Miles** | P: 03 9497 3222 | F: 03 9499 4089