

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 2/8 Lawson Parade, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$700,000 & \$750,000

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	5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$685,000	17/02/2024
2	134 Outhwaite Rd HEIDELBERG WEST 3081	\$650,000	23/12/2023
3	1/5 Ceram Ct HEIDELBERG WEST 3081	\$550,000	16/12/2023

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: 11/04/2024 10:28



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Property Type: Unit
Land Size: 361 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
December quarter 2023: \$713,250

Comparable Properties



5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081 **Agent Comments**
(REI)

 2  1  1

Price: \$685,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit
Land Size: 175 sqm approx



134 Outhwaite Rd HEIDELBERG WEST 3081 **Agent Comments**
(REI/VG)

 3  1  1

Price: \$650,000
Method: Private Sale
Date: 23/12/2023
Property Type: House



1/5 Ceram Ct HEIDELBERG WEST 3081 **Agent Comments**
(REI/VG)

 3  1  1

Price: \$550,000
Method: Private Sale
Date: 16/12/2023
Rooms: 5
Property Type: Unit
Land Size: 366 sqm approx

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