

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 2/9 Gotha Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,170,000 & \$1,260,000

Median sale price

Median price \$730,500 Property Type Unit 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	4/9 Linden Av IVANHOE 3079	\$1,255,000	20/01/2024
2	96a Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$1,253,000	06/03/2024
3	1/16 Griffiths St BELLFIELD 3081	\$1,150,000	26/02/2024

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: 18/04/2024 09:33

 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,170,000 - \$1,260,000

Median Unit Price

Year ending March 2024: \$730,500

Comparable Properties



4/9 Linden Av IVANHOE 3079 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,255,000

Method: Private Sale

Date: 20/01/2024

Property Type: Townhouse (Single)



96a Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 5  4  2

Price: \$1,253,000

Method: Private Sale

Date: 06/03/2024

Property Type: Townhouse (Single)



1/16 Griffiths St BELLFIELD 3081 (REI)

Agent Comments

 4  2  2

Price: \$1,150,000

Method: Private Sale

Date: 26/02/2024

Property Type: Townhouse (Res)