

# 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

206/1 Eden Street, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$359,000

### Median sale price

Median price \$626,250

Property Type Unit

Suburb Heidelberg Heights

Period - From 17/04/2023

to 16/04/2024

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	G1/1 Eden St HEIDELBERG HEIGHTS 3081	\$363,000	04/04/2024
2	106/1 Eden St HEIDELBERG HEIGHTS 3081	\$293,000	12/02/2024
3			

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:

17/04/2024 14:21

206/1 Eden Street, Heidelberg Heights Vic 3081

 1  1  1

Property Type:  
Agent Comments

Indicative Selling Price  
\$359,000

Median Unit Price  
17/04/2023 - 16/04/2024: \$626,250

## Comparable Properties



G1/1 Eden St HEIDELBERG HEIGHTS 3081  
(REI)

Agent Comments

 1  1  1

Price: \$363,000  
Method: Private Sale  
Date: 04/04/2024  
Property Type: Apartment



106/1 Eden St HEIDELBERG HEIGHTS 3081  
(REI)

Agent Comments

 1  1  1

Price: \$293,000  
Method: Private Sale  
Date: 12/02/2024  
Property Type: Unit

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.

Account - Jellis Craig | P: 03 94598111



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