

## 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

7/12 POWLETT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$445,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$733,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

A207/4 VILLA STREET HEIDELBERG VIC 3084	\$445,000	22-Aug-23
7/9 MARTIN STREET HEIDELBERG VIC 3084	\$437,500	23-Nov-23

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 6 months.

This Statement of Information was prepared on: 16 February 2024

**A207/4 VILLA STREET  
HEIDELBERG VIC 3084**

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Sold Price <sup>RS</sup> **\$445,000** Sold Date **22-Aug-23**

Distance -

**7/9 MARTIN STREET HEIDELBERG  
VIC 3084**

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Sold Price **\$437,500** Sold Date **23-Nov-23**Distance **0.03km****RS** = Recent sale**UN** = Undisclosed Sale

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