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

3/28 Altona Street, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$860,000		&		\$946,000					
Median sale pr	rice									
Median price	\$772,500	Pro	operty Type	Tow	nhouse		Suburb	Heidelberg Heights		
Period - From	17/04/2023	to	16/04/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/91 Rosanna Rd HEIDELBERG 3084	\$925,000	16/03/2024
2	2/205 Southern Rd HEIDELBERG WEST 3081	\$910,000	06/12/2023
3	3/59 Altona St HEIDELBERG HEIGHTS 3081	\$870,000	24/01/2024

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:

17/04/2024 10:53



COLLINGS Spiros Vamvalis 0420 747 919 spiros@collings.com.au





Property Type: House (Res) Agent Comments Indicative Selling Price \$860,000 - \$946,000 Median Townhouse Price 17/04/2023 - 16/04/2024: \$772,500

Comparable Properties



1/91 Rosanna Rd HEIDELBERG 3084 (REI)



Price: \$925,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res) Land Size: 270 sqm approx

2/205 Southern Rd HEIDELBERG WEST 3081 Agent Comments (REI/VG)

Agent Comments



Price: \$910,000 Method: Private Sale Date: 06/12/2023 Property Type: Townhouse (Single)



3/59 Altona St HEIDELBERG HEIGHTS 3081 Agent Comments (REI/VG)

Price: \$870,000 Method: Private Sale Date: 24/01/2024 Property Type: Townhouse (Single)

Account - Collings Real Estate | P: 03 9486 2000



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