

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 between \$860,000 & \$946,000

Median sale price

Median price \$772,500 Property Type Townhouse 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	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



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)

Agent Comments



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 (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 (REI/VG)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 24/01/2024

Property Type: Townhouse (Single)