

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 3/40 Southern Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$840,000 & \$870,000

Median sale price

Median price \$832,500 Property Type Townhouse Suburb Heidelberg Heights

Period - From 23/08/2022 to 22/08/2023 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	4/141 Brown St HEIDELBERG 3084	\$885,000	08/07/2023
2	3/3 Mcneil St BELLFIELD 3081	\$873,000	24/02/2023
3	4/175 Waiora Rd HEIDELBERG HEIGHTS 3081	\$835,000	28/06/2023

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: 23/08/2023 13:43

3/40 Southern Road, Heidelberg Heights Vic 3081



Property Type:
Agent Comments

Indicative Selling Price
\$840,000 - \$870,000
Median Townhouse Price
23/08/2022 - 22/08/2023: \$832,500

Comparable Properties



4/141 Brown St HEIDELBERG 3084 (REI)

Agent Comments

3 2 1

Price: \$885,000
Method: Auction Sale
Date: 08/07/2023
Rooms: 5
Property Type: Townhouse (Res)



3/3 Mcneil St BELLFIELD 3081 (REI/VG)

Agent Comments

3 2 2

Price: \$873,000
Method: Private Sale
Date: 24/02/2023
Property Type: Townhouse (Single)



4/175 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 2

Price: \$835,000
Method: Sold Before Auction
Date: 28/06/2023
Property Type: Townhouse (Res)
Land Size: 944 sqm approx

Account - Ray White Glen Waverley | P: 03 9574 9555 | F: 03 9574 9299



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