

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 3/48 St Hellier Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$721,000 Property Type Unit Suburb Heidelberg Heights

Period - From 12/04/2023 to 11/04/2024 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	3/7 James St HEIDELBERG HEIGHTS 3081	\$690,000	12/10/2023
2	5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$685,000	17/02/2024
3	1/11 Invermay Gr ROSANNA 3084	\$680,000	17/02/2024

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: 12/04/2024 14:54



Rooms: 7
Property Type: Villa Unit
Land Size: 220 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
12/04/2023 - 11/04/2024: \$721,000

Comparable Properties



3/7 James St HEIDELBERG HEIGHTS 3081 Agent Comments
(REI/VG)



Price: \$690,000
Method: Private Sale
Date: 12/10/2023
Property Type: Unit
Land Size: 179 sqm approx



5/19 Bamfield Rd HEIDELBERG HEIGHTS 3081 Agent Comments
(REI)



Price: \$685,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit
Land Size: 175 sqm approx



1/11 Invermay Gr ROSANNA 3084 (REI) Agent Comments



Price: \$680,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit