

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

3/7 James 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 \$685,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/01/2023 to 31/03/2023 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 | 6/88 Darebin St HEIDELBERG 3084 | \$720,000 | 18/05/2023 |
| 2 | 2/18 Darebin St HEIDELBERG 3084 | \$700,000 | 29/04/2023 |
| 3 | 6/600 Upper Heidelberg Rd HEIDELBERG 3084 | \$645,000 | 19/05/2023 |

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: 03/07/2023 10:45



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Property Type: Unit
Land Size: 179 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
March quarter 2023: \$685,000

Comparable Properties



6/88 Darebin St HEIDELBERG 3084 (REI)

Agent Comments

 2  1  1

Price: \$720,000
Method: Sold Before Auction
Date: 18/05/2023
Rooms: 3
Property Type: Unit



2/18 Darebin St HEIDELBERG 3084 (REI)

Agent Comments

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Price: \$700,000
Method: Auction Sale
Date: 29/04/2023
Rooms: 3
Property Type: Unit



6/600 Upper Heidelberg Rd HEIDELBERG 3084 (REI) **Agent Comments**

 2  1  1

Price: \$645,000
Method: Private Sale
Date: 19/05/2023
Rooms: 3
Property Type: Unit
Land Size: 252 sqm approx

Account - Barry Plant | P: (03) 9431 1243