

# 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 3/83 Yarra Street, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000 & \$360,000

### Median sale price

Median price \$651,250 Property Type Unit Suburb Heidelberg

Period - From 01/01/2023 to 31/12/2023 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	814/443 Upper Heidelberg Rd IVANHOE 3079	\$377,000	25/01/2024
2	4/119 Cape St HEIDELBERG 3084	\$375,000	22/11/2023
3	204/119 Cape St HEIDELBERG 3084	\$375,000	30/11/2023

**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: 25/02/2024 21:13



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**Rooms:** 3  
**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$330,000 - \$360,000  
**Median Unit Price**  
 Year ending December 2023: \$651,250

## Comparable Properties

814/443 Upper Heidelberg Rd IVANHOE 3079 (REI) [Agent Comments](#)

1   
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**Price:** \$377,000  
**Method:** Private Sale  
**Date:** 25/01/2024  
**Property Type:** Apartment

4/119 Cape St HEIDELBERG 3084 (VG) [Agent Comments](#)

1   
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**Price:** \$375,000  
**Method:** Sale  
**Date:** 22/11/2023  
**Property Type:** Strata Unit/Flat



204/119 Cape St HEIDELBERG 3084 (REI) [Agent Comments](#)

1   
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**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 30/11/2023  
**Property Type:** Apartment

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