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	3 Leonard Street, Heidelberg Heights Vic 3081
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000
-			

Median sale price

Median price	\$1,032,500	Pro	perty Type	House		Suburb	Heidelberg Heights
Period - From	01/04/2023	to	30/06/2023		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

Add	dress of comparable property	Price	Date of sale
1	130 Edwin St HEIDELBERG HEIGHTS 3081	\$1,108,000	02/09/2023
2	75 Altona St HEIDELBERG HEIGHTS 3081	\$1,100,000	26/04/2023
3	11 Gotha St HEIDELBERG HEIGHTS 3081	\$985,000	27/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/10/2023 17:02









Property Type: House Land Size: 595 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** June quarter 2023: \$1,032,500

Comparable Properties



130 Edwin St HEIDELBERG HEIGHTS 3081

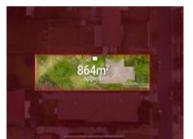
(REI)

-3

Price: \$1,108,000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res)

Agent Comments



75 Altona St HEIDELBERG HEIGHTS 3081

(REI)





Price: \$1,100,000 Method: Private Sale Date: 26/04/2023 Property Type: House Land Size: 864 sqm approx Agent Comments



11 Gotha St HEIDELBERG HEIGHTS 3081

(REI/VG)

Price: \$985,000 Method: Private Sale

-3



Date: 27/06/2023 Property Type: House (Res) Land Size: 677 sqm approx

Agent Comments

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



