

# 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 306/1 Eden Street, Heidelberg Heights Vic 3081

### Indicative selling price

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

Range between \$380,000 & \$415,000

### Median sale price

Median price \$713,250 Property Type Unit Suburb Heidelberg Heights

Period - From 01/10/2023 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	4/28 Bardia St HEIDELBERG WEST 3081	\$410,000	20/10/2023
2	1114/443 Upper Heidelberg Rd IVANHOE 3079	\$397,000	23/08/2023
3	5/6 Studley Rd IVANHOE 3079	\$390,000	05/09/2023

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: 15/02/2024 09:55



**Property Type:** Apartment

[Agent Comments](#)

**Indicative Selling Price**

\$380,000 - \$415,000

**Median Unit Price**

December quarter 2023: \$713,250

## Comparable Properties



**4/28 Bardia St HEIDELBERG WEST 3081 (REI)** [Agent Comments](#)



**Price:** \$410,000

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** Apartment



**1114/443 Upper Heidelberg Rd IVANHOE 3079 (REI)** [Agent Comments](#)



**Price:** \$397,000

**Method:** Private Sale

**Date:** 23/08/2023

**Property Type:** Unit



**5/6 Studley Rd IVANHOE 3079 (REI)** [Agent Comments](#)



**Price:** \$390,000

**Method:** Private Sale

**Date:** 05/09/2023

**Rooms:** 3

**Property Type:** Apartment