

# 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 36A Swanston 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 \$700,000 & \$770,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/10/2022 to 30/09/2023 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	9/51 Morotai Pde HEIDELBERG WEST 3081	\$760,000	08/06/2023
2	41 Skeggs Cr HEIDELBERG HEIGHTS 3081	\$745,000	19/10/2023
3	3/278 Oriel Rd HEIDELBERG WEST 3081	\$730,000	20/10/2023

**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: 22/11/2023 11:20



Property Type:

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending September 2023: \$750,000

## Comparable Properties

9/51 Morotai Pde HEIDELBERG WEST 3081 (VG)

Agent Comments



Price: \$760,000

Method: Sale

Date: 08/06/2023

Property Type: Flat/Unit/Apartment (Res)



41 Skeggs Cr HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 19/10/2023

Property Type: Townhouse (Single)



3/278 Oriel Rd HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 20/10/2023

Property Type: Townhouse (Single)