

## 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

4/182 HAWDON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

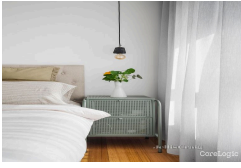
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4/26 BERRIMA ROAD ROSANNA VIC 3084    | \$731,000 | 23-Nov-23 |
| 2/65 YARRA STREET HEIDELBERG VIC 3084 | \$730,000 | 09-Dec-23 |
| 2/57 BELLEVUE AVENUE ROSANNA VIC 3084 | \$769,000 | 07-Mar-24 |

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 6 months.

This Statement of Information was prepared on: 17 May 2024



4/26 BERRIMA ROAD ROSANNA  
VIC 3084

2 1 1

Sold Price

**\$731,000**

Sold Date **23-Nov-23**

Distance **0.77km**



2/65 YARRA STREET HEIDELBERG  
VIC 3084

2 1 2

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **09-Dec-23**

Distance **1.03km**



2/57 BELLEVUE AVENUE  
ROSANNA VIC 3084

2 1 1

Sold Price

<sup>RS</sup> **\$769,000**

Sold Date **07-Mar-24**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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