

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 47 Lloyd Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$980,000 Property Type House Suburb Heidelberg Heights

Period - From 01/01/2024 to 31/03/2024 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 Shelley St HEIDELBERG HEIGHTS 3081	\$1,680,000	24/04/2024
2	11 Skeffington St BELLFIELD 3081	\$1,385,000	17/01/2024
3	10a Anderson St HEIDELBERG 3084	\$1,350,000	27/03/2024

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: 17/05/2024 14:32



4 2 2

Property Type: House (Res)

Land Size: 423 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2024: \$980,000

Comparable Properties



4 Shelley St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

4 3 2

Price: \$1,680,000

Method: Private Sale

Date: 24/04/2024

Property Type: House



11 Skeffington St BELLFIELD 3081 (REI)

Agent Comments

4 3 2

Price: \$1,385,000

Method: Private Sale

Date: 17/01/2024

Property Type: House



10a Anderson St HEIDELBERG 3084 (REI)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Sold Before Auction

Date: 27/03/2024

Property Type: House (Res)

Land Size: 490 sqm approx

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