

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 SKEGGS CRESCENT HEIDELBERG HEIGHTS VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Heidelberg Heights

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

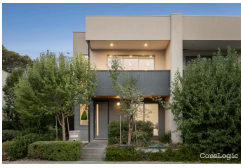
Date of sale

16 HEFFERNAN WALK HEIDELBERG HEIGHTS VIC 3081	\$750,000	03-Apr-24
2/57 BELLEVUE AVENUE ROSANNA VIC 3084	\$769,000	07-Mar-24
2/48 HILLSIDE ROAD ROSANNA VIC 3084	\$770,000	17-Feb-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: 14 May 2024



**16 HEFFERNAN WALK
HEIDELBERG HEIGHTS VIC 3081**

3 2 2

Sold Price ^{RS} **\$750,000** Sold Date **03-Apr-24**

Distance **0.19km**



**2/57 BELLEVUE AVENUE
ROSANNA VIC 3084**

2 1 1

Sold Price ^{RS} **\$769,000** Sold Date **07-Mar-24**

Distance **1.42km**



**2/48 HILLSIDE ROAD ROSANNA
VIC 3084**

2 1 -

Sold Price **\$770,000** Sold Date **17-Feb-24**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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