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

55 Bamfield Road, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$900,000		&		\$950,000					
Median sale p	rice									
Median price	\$995,000	Pro	operty Type	Hou	se		Suburb	Heidelberg Heights		
Period - From	22/05/2023	to	21/05/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	46 Swanston St HEIDELBERG HEIGHTS 3081	\$1,070,000	08/01/2024
2	50 Morobe St HEIDELBERG WEST 3081	\$900,000	11/05/2024
3	1 Shelley St HEIDELBERG HEIGHTS 3081	\$720,000	24/04/2024

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:

22/05/2024 15:30









Property Type: House **Land Size:** 438 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median House Price 22/05/2023 - 21/05/2024: \$995,000

Comparable Properties









Price: \$1,070,000 Method: Private Sale Date: 08/01/2024 Property Type: House (Res) Land Size: 586 sqm approx

50 Morobe St HEIDELBERG WEST 3081 (REI) Agent Comments

Price: \$900,000 Method: Auction Sale Date: 11/05/2024 Property Type: House Land Size: 444 sqm approx



1 Shelley St HEIDELBERG HEIGHTS 3081 (REI)



Price: \$720,000 Method: Private Sale Date: 24/04/2024 Rooms: 6 Property Type: House (Res) Land Size: 374 sqm approx

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



propertydata

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Agent Comments