

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 between \$900,000 & \$950,000

Median sale price

Median price \$995,000 Property Type House Suburb Heidelberg Heights

Period - From 22/05/2023 to 21/05/2024 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	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



 3  2  2

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



46 Swanston St HEIDELBERG HEIGHTS 3081 (REI/VG) **Agent Comments**

 3  1  2

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**

 3  2  3

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) **Agent Comments**

 3  1  -

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

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