Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/3 Orr Street, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$445,000		&		\$480,000					
Median sale pr	rice									
Median price	\$721,000	Pro	operty Type	Unit			Suburb	Heidelberg Heights		
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/156 Northern Rd HEIDELBERG HEIGHTS 3081	\$480,000	16/02/2024
2	2/156 Northern Rd HEIDELBERG HEIGHTS 3081	\$472,000	25/02/2024
3			

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:

12/04/2024 09:14









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$445,000 - \$480,000 Median Unit Price Year ending December 2023: \$721,000

Comparable Properties



1/156 Northern Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

2/156 Northern Rd HEIDELBERG HEIGHTS



Price: \$480,000 Method: Private Sale Date: 16/02/2024 Property Type: Unit Agent Comments

Agent Comments



3081 (REI) 2 1 1 1 Price: \$472,000 Method: Private Sale Date: 25/02/2024 Rooms: 3 Property Type: Apartment

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.

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propertydata



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