

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

6/3 Orr Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$445,000 & \$480,000

Median sale price

Median price \$721,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/01/2023 to 31/12/2023 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	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)**

Agent Comments



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



**2/156 Northern Rd HEIDELBERG HEIGHTS
3081 (REI)**

Agent Comments



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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