

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 Milton Court, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$796,000 Property Type Townhouse Suburb Heidelberg Heights

Period - From 12/10/2022 to 11/10/2023 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	1/30 Porter Rd HEIDELBERG HEIGHTS 3081	\$995,000	03/06/2023
2	21 Heffernan Wlk HEIDELBERG HEIGHTS 3081	\$980,000	15/09/2023
3	1/40 Southern Rd HEIDELBERG HEIGHTS 3081	\$950,000	19/08/2023

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: 12/10/2023 13:48

6 Milton Court, Heidelberg Heights Vic 3081



 4  3  2

Property Type: Townhouse
Land Size: 223m2 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
12/10/2022 - 11/10/2023: \$796,000

Comparable Properties



1/30 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG) [Agent Comments](#)

 4  3  1

Price: \$995,000
Method: Private Sale
Date: 03/06/2023
Rooms: 5
Property Type: Townhouse (Res)



21 Heffernan Wik HEIDELBERG HEIGHTS 3081 (REI) [Agent Comments](#)

 4  2  2

Price: \$980,000
Method: Sold Before Auction
Date: 15/09/2023
Property Type: Townhouse (Single)
Land Size: 308 sqm approx



1/40 Southern Rd HEIDELBERG HEIGHTS 3081 (REI) [Agent Comments](#)

 4  3  2

Price: \$950,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Townhouse (Res)

Account - Fletchers Banyule | P: 0394301133



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