

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 603/120 Burgundy Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Heidelberg

Period - From 01/04/2023 to 30/06/2023 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	9/96 Hawdon St HEIDELBERG 3084	\$415,000	03/04/2023
2	306/120 Burgundy St HEIDELBERG 3084	\$370,000	28/04/2023
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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: 22/08/2023 12:37



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

June quarter 2023: \$700,000

Comparable Properties



9/96 Hawdon St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 03/04/2023

Rooms: 2

Property Type: Apartment



306/120 Burgundy St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 28/04/2023

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.

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