Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Proper Proper	ty o	ffered	for	sale
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Address	603/120 Burgundy Street, Heidelberg Vic 3084			
Including suburb and				
postcode				
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Indicative selling price

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

Range between \$360,000 & \$390,000	Range between	\$360,000	&	\$390,000
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Median sale price

Median price \$700,000	Property Type Unit	Su	uburb Heidelberg
Period - From 01/04/2023	to 30/06/2023	Source RE	EIV

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.

Address of comparable property

Address of comparable property		1 1100	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
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:	22/08/2023 12:37



Date of sale



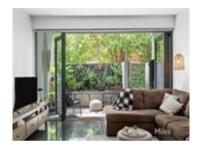


Property Type: Apartment Agent Comments

Indicative Selling Price \$360,000 - \$390,000 Median Unit Price June quarter 2023: \$700,000

Agent Comments

Comparable Properties



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

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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



