

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 65A Lloyd Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$752,500 Property Type Townhouse Suburb Heidelberg Heights

Period - From 20/06/2023 to 19/06/2024 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	2 Keats St HEIDELBERG HEIGHTS 3081	\$926,000	15/06/2024
2	6a Milton Ct HEIDELBERG HEIGHTS 3081	\$880,000	20/04/2024
3	2/137 Porter Rd HEIDELBERG HEIGHTS 3081	\$830,000	18/05/2024

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: 20/06/2024 09:41



4 2 2

Property Type: Townhouse

Land Size: 199 sqm approx

Agent Comments

Townhouse approx. 14sq

Indicative Selling Price

\$880,000 - \$950,000

Median Townhouse Price

20/06/2023 - 19/06/2024: \$752,500

Comparable Properties



2 Keats St HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 2 1

Price: \$926,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Townhouse (Res)



6a Milton Ct HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 2 2

Price: \$880,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Townhouse (Res)

Land Size: 213 sqm approx



2/137 Porter Rd HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

3 2 2

Price: \$830,000

Method: Private Sale

Date: 18/05/2024

Property Type: Townhouse (Single)

Land Size: 127 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996