### 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              | 65A Lloyd Street, Heidelberg Heights Vic 3081 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |

#### Indicative selling price

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

#### Median sale price

| Median price  | \$752,500  | Pro | perty 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

| Add | dress 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 comparableproperties 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 |
|--|------------------|







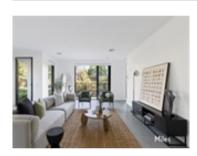


Property Type: Townhouse Land Size: 199 sqm approx

**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** 

Price: \$926,000 Method: Auction Sale Date: 15/06/2024

Property Type: Townhouse (Res)



6a Milton Ct HEIDELBERG HEIGHTS 3081

(REI)

**--** 3

Price: \$880,000 Method: Auction Sale Date: 20/04/2024

Property Type: Townhouse (Res) Land Size: 213 sqm approx

Agent Comments

Agent Comments







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



