

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

7/8 EDGAR STREET HEIDELBERG VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

502/40 BURGUNDY STREET HEIDELBERG VIC 3084	\$418,000	23-May-24
6/12 STRADBROKE AVENUE HEIDELBERG VIC 3084	\$500,000	08-Apr-24
15/74 DAREBIN STREET HEIDELBERG VIC 3084	\$500,000	10-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 01 July 2024

Ashlee Jade

M 0434109591

E ajade@barryplant.com.au**502/40 BURGUNDY STREET
HEIDELBERG VIC 3084**

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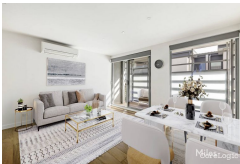
Sold Price

RS

\$418,000Sold Date **23-May-24**Distance **0.85km****6/12 STRADBROKE AVENUE
HEIDELBERG VIC 3084**

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Sold Price

\$500,000Sold Date **08-Apr-24**Distance **0.87km****15/74 DAREBIN STREET
HEIDELBERG VIC 3084**

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Sold Price

Sold Date **10-Mar-24**Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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