

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

8/38 BANKSIA 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,100

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

4/54 BANKSIA STREET HEIDELBERG VIC 3084	\$700,000	29-Feb-24
4/58 BANKSIA STREET HEIDELBERG VIC 3084	\$730,000	15-May-24
2/55 BROWN STREET HEIDELBERG VIC 3084	\$735,000	02-Apr-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: 08 July 2024

Michael Egan
P 9467 5444
M 0409416546
E michaelegan@barryplant.com.au



**4/54 BANKSIA STREET
HEIDELBERG VIC 3084**

 2  1  1

Sold Price **\$700,000** Sold Date **29-Feb-24**

Distance **0.22km**



**4/58 BANKSIA STREET
HEIDELBERG VIC 3084**

 2  1  1

Sold Price ^{RS} **\$730,000** Sold Date **15-May-24**

Distance **0.26km**



**2/55 BROWN STREET HEIDELBERG
VIC 3084**

 2  2  1

Sold Price **\$735,000** Sold Date **02-Apr-24**

Distance **0.78km**

RS = Recent sale **UN** = Undisclosed Sale

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