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

89 Altona Street, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$720,000		&		\$770,000				
Median sale p	rice								
Median price	\$725,000	Pro	operty Type	Unit			Suburb	Heidelberg Heights	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	Iress of comparable property	Price	Date of sale
1	3/44 Porter Rd HEIDELBERG HEIGHTS 3081	\$715,000	16/04/2024
2	5/28 Law St HEIDELBERG HEIGHTS 3081	\$690,000	21/03/2024
3	2/95 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$680,000	08/04/2024

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:

14/05/2024 14:40









Property Type: Townhouse - Own Title Agent Comments John Karr 03 9403 9300 0419 522 328 JohnKarr@jelliscraig.com.au

Indicative Selling Price \$720,000 - \$770,000 Median Unit Price March quarter 2024: \$725,000

Comparable Properties



3/44 Porter Rd HEIDELBERG HEIGHTS 3081 Agent Comments (REI)

Price: \$715,000 Method: Private Sale Date: 16/04/2024 Property Type: Townhouse (Single)

Agent Comments

Agent Comments



(REI/VG) 2 2 2 1

5/28 Law St HEIDELBERG HEIGHTS 3081

Price: \$690,000 Method: Private Sale Date: 21/03/2024 Property Type: Townhouse (Single)



2/95 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)



Price: \$680,000 Method: Private Sale Date: 08/04/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9403 9300



property data

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