### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9/3 Cartmell Street, Heidelberg Vic 3084

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$580,000		&		\$630,000	)				
Median sale pi	rice									
Median price	\$651,250	Pro	operty Type	Unit			Suburb	Heidelberg		
Period - From	01/01/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	3/33 Carmichael St IVANHOE EAST 3079	\$675,000	20/12/2023
2	1/18 Carmichael St IVANHOE EAST 3079	\$630,000	28/10/2023
3	3/5 Vine St HEIDELBERG 3084	\$610,000	19/11/2023

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:

05/03/2024 16:27



# LOVE & CO





**Property Type:** Apartment Agent Comments

Eric Brown 9480 2288 0474 870 856 eric.b@lovere.com.au

Indicative Selling Price \$580,000 - \$630,000 Median Unit Price Year ending December 2023: \$651,250

## **Comparable Properties**



3/33 Carmichael St IVANHOE EAST 3079 (REI) Agent Comments



Price: \$675,000 Method: Auction Sale Date: 20/12/2023 Property Type: Apartment



1/18 Carmichael St IVANHOE EAST 3079 (REI) Agent Comments



Price: \$630,000 Method: Private Sale Date: 28/10/2023 Rooms: 3 Property Type: Apartment



3/5 Vine St HEIDELBERG 3084 (REI)



Agent Comments

Price: \$610,000 Method: Sold After Auction Date: 19/11/2023 Property Type: Apartment

#### Account - Love & Co



property data com.au

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