

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

9/3 Cartmell Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$651,250 Property Type Unit Suburb Heidelberg

Period - From 01/01/2023 to 31/12/2023 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	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:

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2 1 1

Property Type: Apartment

Agent Comments

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

2 1 1

Price: \$675,000

Method: Auction Sale

Date: 20/12/2023

Property Type: Apartment



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

2 1 1

Price: \$630,000

Method: Private Sale

Date: 28/10/2023

Rooms: 3

Property Type: Apartment



3/5 Vine St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Sold After Auction

Date: 19/11/2023

Property Type: Apartment

Account - Love & Co