

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

9A Miller Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$753,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/04/2023 to 30/06/2023 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	1/20 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$775,000	06/07/2023
2	4/51 Dresden St HEIDELBERG HEIGHTS 3081	\$740,000	25/05/2023
3	7/147 Waiora Rd HEIDELBERG HEIGHTS 3081	\$703,500	04/02/2023

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:

27/07/2023 15:56



2
 1
 1

Property Type: Townhouse
Land Size: 227 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median Unit Price
 June quarter 2023: \$753,000

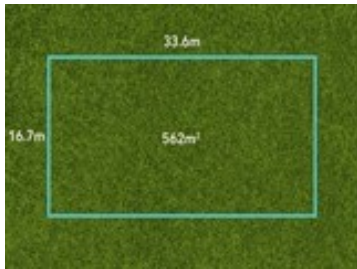
Comparable Properties



1/20 Bamfield Rd HEIDELBERG HEIGHTS 3081 Agent Comments
 (REI)

3
 2
 2

Price: \$775,000
Method: Sold Before Auction
Date: 06/07/2023
Property Type: Townhouse (Res)
Land Size: 229 sqm approx



4/51 Dresden St HEIDELBERG HEIGHTS 3081 Agent Comments
 (VG)

3
 -
 -

Price: \$740,000
Method: Sale
Date: 25/05/2023
Property Type: Flat/Unit/Apartment (Res)



7/147 Waiora Rd HEIDELBERG HEIGHTS 3081 Agent Comments
 (REI/VG)

2
 1
 1

Price: \$703,500
Method: Auction Sale
Date: 04/02/2023
Property Type: Townhouse (Res)
Land Size: 139 sqm approx

Account - Barry Plant | P: (03) 9431 1243