

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

7/12 POWLETT 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/12 POWLETT STREET HEIDELBERG VIC 3084	\$575,000	26-Mar-23
6/5 VINE STREET HEIDELBERG VIC 3084	\$616,000	04-May-23
13/264 WATERDALE ROAD IVANHOE VIC 3079	\$595,000	01-Sep-23

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: 11 September 2023



**1/12 POWLETT STREET
HEIDELBERG VIC 3084**

2 2 1

Sold Price **\$575,000** Sold Date **26-Mar-23**

Distance **0km**



**6/5 VINE STREET HEIDELBERG VIC
3084**

2 1 1

Sold Price **\$616,000** Sold Date **04-May-23**

Distance **1.19km**



**13/264 WATERDALE ROAD
IVANHOE VIC 3079**

2 2 1

Sold Price ^{RS} **\$595,000** Sold Date **01-Sep-23**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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