

## 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

2/574 Upper Heidelberg Road Heidelberg VIC 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Oct 2019

to

30 Sep 2020

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

105 Darebin Street Heidelberg VIC 3084	\$726,000	06-Aug-19
1/79 Brown Street Heidelberg VIC 3084	\$845,000	24-Aug-19

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: 25 October 2020



**105 Darebin Street Heidelberg VIC  
3084**

Sold Price

**\$726,000**

Sold Date

**06-Aug-19**

 3  1  1

Distance

**0.45km**



**1/79 Brown Street Heidelberg VIC  
3084**

Sold Price

**\$845,000**

Sold Date

**24-Aug-19**

 3  1  2

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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