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	95 Lloyd Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price $720,000

Median sale price

Median price $950,000 Property Type House Suburb Heidelberg Heights

Period - From 28/11/2022 to 27/11/2023 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	22 Dresden St HEIDELBERG HEIGHTS 3081	$725,000	19/09/2023
2	18 Boyd Cr HEIDELBERG WEST 3081	$717,500	16/09/2023
3	3 Normanby Ct HEIDELBERG WEST 3081	$715,000	05/06/2023

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: 28/11/2023 09:59

95 Lloyd Street, Heidelberg Heights Vic 3081



3 2 2

Rooms: 6
Property Type: House (Res)

Agent Comments

Indicative Selling Price
$720,000
Median House Price
28/11/2022 - 27/11/2023: $950,000

Comparable Properties



22 Dresden St HEIDELBERG HEIGHTS 3081 (VG)

3 - -

Price: $725,000
Method: Sale
Date: 19/09/2023
Property Type: House (Res)
Land Size: 513 sqm approx

Agent Comments



18 Boyd Cr HEIDELBERG WEST 3081 (REI)

3 1 -

Price: $717,500
Method: Auction Sale
Date: 16/09/2023
Rooms: 4
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



3 Normanby Ct HEIDELBERG WEST 3081 (REI/VG)

3 1 3

Price: $715,000
Method: Private Sale
Date: 05/06/2023
Property Type: House
Land Size: 440 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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