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	56 Southern Road, Heidelberg Heights, 3081

Indicative selling price

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

range between	$900,000	and	$950,000

Median sale price

Median price	$870,000	Property type	*Townhouse*	Suburb	Heidelberg Heights
Period - From	22/9/2021	to	22/3/2022	Source	Pricefinder

Comparable property sales

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: 22/3/2022