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	2/5 Glover Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $775,000 Property Type Townhouse Suburb Heidelberg Heights

Period - From 08/08/2023 to 07/08/2024 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	4/21 Thames St HEIDELBERG HEIGHTS 3081	$735,000	08/06/2024
2	3/146 Porter Rd HEIDELBERG HEIGHTS 3081	$680,000	28/05/2024
3	1/139 Porter Rd HEIDELBERG HEIGHTS 3081	$690,096	11/05/2024

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: 08/08/2024 09:58

2/5 Glover Street, Heidelberg Heights Vic 3081

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2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median Townhouse Price
08/08/2023 - 07/08/2024: $775,000

Comparable Properties



4/21 Thames St HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 1

Agent Comments

Price: $735,000
Method: Sold Before Auction
Date: 08/06/2024
Property Type: Townhouse (Res)



3/146 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 1

Agent Comments

Price: $680,000
Method: Private Sale
Date: 28/05/2024
Property Type: Townhouse (Res)



1/139 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 1

Agent Comments

Price: $690,096
Method: Private Sale
Date: 11/05/2024
Rooms: 3
Property Type: Townhouse (Res)

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