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	4/84 Darebin Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $820,000 & $895,000

Median sale price

Median price $635,000 Property Type Unit Suburb Heidelberg

Period - From 01/04/2024 to 30/06/2024 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	1/56 Darebin St HEIDELBERG 3084	$880,000	02/09/2024
2	1/89 Rosanna Rd HEIDELBERG 3084	$887,500	13/07/2024
3	2/84 Darebin St HEIDELBERG 3084	$866,500	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: 13/09/2024 13:40

4/84 Darebin Street, Heidelberg Vic 3084

Nelson Alexander



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$820,000 - $895,000
Median Unit Price
June quarter 2024: $635,000

Comparable Properties



1/56 Darebin St HEIDELBERG 3084 (REI)

3 1 1

Price: $880,000
Method: Private Sale
Date: 02/09/2024
Property Type: Townhouse (Single)
Land Size: 258 sqm approx

Agent Comments



1/89 Rosanna Rd HEIDELBERG 3084 (REI)

4 3 2

Price: $887,500
Method: Auction Sale
Date: 13/07/2024
Property Type: Townhouse (Res)

Agent Comments



2/84 Darebin St HEIDELBERG 3084 (REI/VG)

2 2 2

Price: $866,500
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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