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	3/2 PANDANUS COURT HEIDELBERG WEST VIC 3081

Indicative selling price

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

~~Single Price~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$508,000	Property type	Unit	Suburb	Heidelberg West
Period-from	01 Sep 2023	to	31 Aug 2024	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
2/51 SWANSTON STREET HEIDELBERG HEIGHTS VIC 3081	$650,000	23-Apr-24
3/2 DRESDEN STREET HEIDELBERG HEIGHTS VIC 3081	$620,000	27-Jun-24
4/56 BANKSIA STREET HEIDELBERG VIC 3084	$650,000	25-Aug-24

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: 19 September 2024

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2/51 SWANSTON STREET HEIDELBERG HEIGHTS VIC 3081

2 1 1

Sold Price **$650,000** Sold Date **23-Apr-24**

Distance **0.81km**



3/2 DRESDEN STREET HEIDELBERG HEIGHTS VIC 3081

2 1 1

Sold Price RS **$620,000** Sold Date **27-Jun-24**

Distance **1.36km**



4/56 BANKSIA STREET HEIDELBERG VIC 3084

2 1 1

Sold Price RS **$650,000** Sold Date **25-Aug-24**

Distance **2.23km**

RS = Recent sale **UN** = Undisclosed Sale

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