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	1 Burns Court, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $910,000 Property Type House Suburb Heidelberg Heights

Period - From 01/07/2024 to 30/09/2024 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	22 Outhwaite Rd HEIDELBERG HEIGHTS 3081	$806,000	27/07/2024
2	591 Waterdale Rd HEIDELBERG WEST 3081	$725,000	25/06/2024
3	1 Shelley St HEIDELBERG HEIGHTS 3081	$720,000	24/04/2024

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: 01/11/2024 14:19

1 Burns Court, Heidelberg Heights Vic 3081

BARRYPLANT



3 1 2

Property Type: House (Res)
Land Size: 450sqm sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median House Price
September quarter 2024: $910,000

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.

Comparable Properties



22 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

3 1 1

Price: $806,000
Method: Sold Before Auction
Date: 27/07/2024
Rooms: 4
Property Type: House (Res)
Land Size: 396 sqm approx

Agent Comments



591 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG)

3 1 -

Price: $725,000
Method: Private Sale
Date: 25/06/2024
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments



1 Shelley St HEIDELBERG HEIGHTS 3081 (REI/VG)

3 1 -

Price: $720,000
Method: Private Sale
Date: 24/04/2024
Rooms: 6
Property Type: House (Res)
Land Size: 374 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata .com.au

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