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	16 Louise Street, Heidelberg Vic 3084

Indicative selling price

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

Single price $1,430,000

Median sale price

Median price $1,390,000 Property Type House Suburb Heidelberg

Period - From 01/10/2023 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	2 St James Rd HEIDELBERG 3084	$1,430,000	26/10/2024
2	16 Rohan St VIEWBANK 3084	$1,410,000	21/10/2024
3	92 Bellevue Av ROSANNA 3084	$1,480,000	13/07/2024

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: 02/12/2024 11:03

16 Louise Street, Heidelberg Vic 3084



4 2 2

Property Type: House
Land Size: 602 sqm approx

Agent Comments

Indicative Selling Price
$1,430,000
Median House Price
Year ending September 2024: $1,390,000

Comparable Properties



2 St James Rd HEIDELBERG 3084 (REI)

4 2 1

Price: $1,430,000
Method: Auction Sale
Date: 26/10/2024
Rooms: 7
Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments



16 Rohan St VIEWBANK 3084 (REI)

4 2 3

Price: $1,410,000
Method: Sold Before Auction
Date: 21/10/2024
Property Type: House (Res)

Agent Comments



92 Bellevue Av ROSANNA 3084 (REI/VG)

4 3 2

Price: $1,480,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

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