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 Bonar Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $925,000 Property Type House Suburb Heidelberg Heights

Period - From 06/11/2023 to 05/11/2024 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	18 Bonar St HEIDELBERG HEIGHTS 3081	$960,000	24/07/2024
2	29 Miller St HEIDELBERG HEIGHTS 3081	$1,100,000	31/05/2024
3	27 Miller St HEIDELBERG HEIGHTS 3081	$1,100,000	31/05/2024

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: 06/11/2024 16:38

1 Bonar Street, Heidelberg Heights Vic 3081



3 1 3

Property Type: House
Land Size: 817 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
06/11/2023 - 05/11/2024: $925,000

Comparable Properties



18 Bonar St HEIDELBERG HEIGHTS 3081 (REI)

3 1 1

Price: $960,000
Method: Private Sale
Date: 24/07/2024
Property Type: House
Land Size: 799 sqm approx

Agent Comments



29 Miller St HEIDELBERG HEIGHTS 3081 (VG)

3 - -

Price: $1,100,000
Method: Sale
Date: 31/05/2024
Property Type: House - Attached House N.E.C.
Land Size: 661 sqm approx

Agent Comments



27 Miller St HEIDELBERG HEIGHTS 3081 (VG)

3 - -

Price: $1,100,000
Method: Sale
Date: 31/05/2024
Property Type: House - Attached House N.E.C.
Land Size: 636 sqm approx

Agent Comments

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

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