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	5/7 Andrews 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 $765,600 Property Type Townhouse Suburb Heidelberg

Period - From 11/11/2023 to 10/11/2024 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	1/56 Darebin St HEIDELBERG 3084	$880,000	30/08/2024
2			
3			

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: 11/11/2024 23:38

Nelson Alexander

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Property Type:
Agent Comments

Indicative Selling Price
$820,000 - $895,000
Median Townhouse Price
11/11/2023 - 10/11/2024: $765,600

Comparable Properties



1/56 Darebin St HEIDELBERG 3084 (REI)

3 1 1

Price: $880,000
Method: Private Sale
Date: 30/08/2024
Property Type: Townhouse (Res)
Land Size: 258 sqm approx

Agent Comments

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.

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

REIV THE DIFFERENCE

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