2/10 Clyde Court, Heidelberg Vic 3084



3 Bed 2 Bath 2 Car
Property Type: Townhouse
Indicative Selling Price
$870,000 - $920,000
Median House Price
21/01/2024 - 20/01/2025: $767,500

Comparable Properties



5/7 Andrews Street, Heidelberg 3084 (REI)

3 Bed 2 Bath 2 Car
Price: $890,000
Method: Private Sale
Date: 21/12/2024
Property Type: Townhouse (Single)
Agent Comments: Comparable attributes, similar location and development, inferior finishes



1/56 Darebin Street, Heidelberg 3084 (REI/VG)

3 Bed 1 Bath 1 Car
Price: $880,000
Method: Private Sale
Date: 30/08/2024
Property Type: Townhouse (Res)
Land Size: 258 sqm approx
Agent Comments: Older block and inferior finishes, inferior attributes less parking and one less bathroom



3/7-11 Bronte Street, Heidelberg 3084 (REI)

3 Bed 2 Bath 2 Car
Price: $900,000
Method: Private Sale
Date: 30/08/2024
Property Type: Townhouse (Single)
Agent Comments: Comparable attributes, inferior accommodation and condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 2/10 Clyde Court, Heidelberg Vic 3084

Indicative selling price

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

Range between: $870,000 & $920,000

Median sale price

Median price: $767,500 Townhouse: x Suburb: Heidelberg

Period - From: 01/07/2023 to: 30/06/2024 Source: REIV

Comparable property sales

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
5/7 Andrews Street, HEIDELBERG 3084	$890,000	21/12/2024
1/56 Darebin Street, HEIDELBERG 3084	$880,000	30/08/2024
3/7-11 Bronte Street, HEIDELBERG 3084	$900,000	30/08/2024

This Statement of Information was prepared on: 21/01/2025 15:10