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	65 Southern Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $630,000 & $690,000

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.

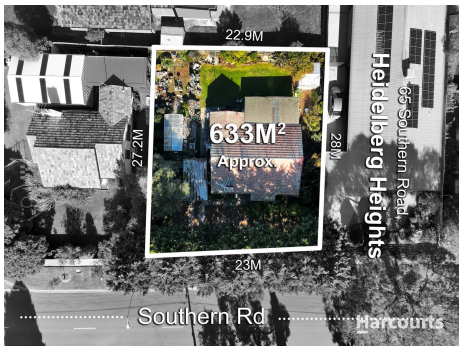
	Address of comparable property	Price	Date of sale
1	513 Waterdale Rd HEIDELBERG WEST 3081	$760,000	13/11/2024
2	23 Law St HEIDELBERG HEIGHTS 3081	$683,500	07/09/2024
3	61 Swanston St HEIDELBERG HEIGHTS 3081	$740,000	08/07/2024

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: 05/12/2024 13:27

65 Southern Road, Heidelberg Heights Vic 3081



2 1 2

Property Type: House
Land Size: 633 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $690,000
Median House Price
September quarter 2024: $910,000

Comparable Properties



513 Waterdale Rd HEIDELBERG WEST 3081 (REI)

3 1 2

Price: $760,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 591 sqm approx

Agent Comments



23 Law St HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 1

Price: $683,500
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 365 sqm approx

Agent Comments



61 Swanston St HEIDELBERG HEIGHTS 3081 (REI/VG)

3 1 2

Price: $740,000
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 700 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

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