

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

105/1 Wimport Street Heidelberg VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 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

6/542 Upper Heidelberg Road Heidelberg VIC 3084	\$675,000	19-Feb-20
7/1A Burgundy Street Heidelberg VIC 3084	\$740,000	25-Jan-20
303/443 Upper Heidelberg Road Ivanhoe VIC 3079	\$610,000	12-Jan-20

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 6 months.~~

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**6/542 Upper Heidelberg Road
Heidelberg VIC 3084**

2 2 1

Sold Price **\$675,000** Sold Date **19-Feb-20**

Distance **0.35km**



**7/1A Burgundy Street Heidelberg
VIC 3084**

2 1 1

Sold Price **\$740,000** Sold Date **25-Jan-20**

Distance **1.02km**



**303/443 Upper Heidelberg Road
Ivanhoe VIC 3079**

2 2 1

Sold Price **\$610,000** Sold Date **12-Jan-20**

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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