

# 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

4/3 Wimport Street, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$605,000

### Median sale price

Median price \$646,000

Property Type Unit

Suburb Heidelberg

Period - From 01/04/2020

to 30/06/2020

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	8/9 Martin St HEIDELBERG 3084	\$617,500	03/07/2020
2	10/9 Martin St HEIDELBERG 3084	\$594,500	14/07/2020
3	14/3 Wimport St HEIDELBERG 3084	\$560,000	17/07/2020

**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:

30/09/2020 09:46



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**Property Type:**

Strata/Unit/Apartment

**Land Size:** 78 sqm approx

Agent Comments

Plus Storage cage

## Comparable Properties

**8/9 Martin St HEIDELBERG 3084 (VG)**

Agent Comments

2 - -

**Price:** \$617,500

**Method:** Sale

**Date:** 03/07/2020

**Property Type:** Strata Unit/Flat

**10/9 Martin St HEIDELBERG 3084 (VG)**

Agent Comments

2 - -

**Price:** \$594,500

**Method:** Sale

**Date:** 14/07/2020

**Property Type:** Strata Unit/Flat

**14/3 Wimport St HEIDELBERG 3084 (REI/VG)**

Agent Comments

2 - -

**Price:** \$560,000

**Method:** Private Sale

**Date:** 17/07/2020

**Property Type:** Apartment