Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2/168 Hawdon Street, Heidelberg Vic 3084
Including suburb and	-
postcode	

Indicative selling price

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

Single price \$765,000

Median sale price

Median price	\$656,000	Pro	perty Type	Unit		Suburb	Heidelberg
Period - From	01/01/2021	to	31/12/2021		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

1	4/154 Hawdon St HEIDELBERG 3084	\$750,000	22/01/2022
2	1/52 Banksia St HEIDELBERG 3084	\$720,000	17/12/2021
3	2/28 Stradbroke Av HEIDELBERG 3084	\$710,000	12/02/2022

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:	08/03/2022 08:30



Date of sale









Property Type: Unit **Agent Comments**

Nathan Papadopoulos 03 8841 2000 0401 540 408 nathan.papadopoulos@raywhite.com

Indicative Selling Price \$765,000 **Median Unit Price**

Year ending December 2021: \$656,000

Comparable Properties



4/154 Hawdon St HEIDELBERG 3084 (REI)

-3





Price: \$750.000 Method: Private Sale Date: 22/01/2022 Rooms: 4

Property Type: Unit

Agent Comments



1/52 Banksia St HEIDELBERG 3084 (REI/VG)

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Price: \$720,000

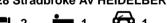




Method: Private Sale Date: 17/12/2021 Property Type: Townhouse (Single)

Land Size: 207 sqm approx

2/28 Stradbroke Av HEIDELBERG 3084 (REI)



Price: \$710,000 Method: Private Sale

Date: 12/02/2022 Property Type: Unit

Land Size: 153 sqm approx

Agent Comments

Agent Comments



Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



