

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

2/168 Hawdon Street, Heidelberg Vic 3084

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

Property 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	Price	Date of sale
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

2/168 Hawdon Street, Heidelberg Vic 3084

Nathan Papadopoulos
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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$765,000
Median Unit Price
Year ending December 2021: \$656,000

Comparable Properties



4/154 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments

3 1 1

Price: \$750,000
Method: Private Sale
Date: 22/01/2022
Rooms: 4
Property Type: Unit



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

Agent Comments

2 1 2

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)

Agent Comments

2 1 1

Price: \$710,000
Method: Private Sale
Date: 12/02/2022
Property Type: Unit
Land Size: 153 sqm approx

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



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