

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 3/180 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Single price \$666,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Heidelberg

Period - From 01/01/2022

to 31/03/2022

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	2/168 Hawdon St HEIDELBERG 3084	\$745,000	12/04/2022
2	27/96 Hawdon St HEIDELBERG 3084	\$660,000	28/02/2022
3	7/172 Hawdon St HEIDELBERG 3084	\$653,500	12/05/2022

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:

12/07/2022 09:09



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$663,000

Median Unit Price

March quarter 2022: \$700,000

Comparable Properties



2/168 Hawdon St HEIDELBERG 3084 (REI/VG) Agent Comments

2 1 1

Price: \$745,000

Method: Private Sale

Date: 12/04/2022

Property Type: Unit



27/96 Hawdon St HEIDELBERG 3084 (VG) Agent Comments

2 - -

Price: \$660,000

Method: Sale

Date: 28/02/2022

Property Type: Flat/Unit/Apartment (Res)



7/172 Hawdon St HEIDELBERG 3084 (REI) Agent Comments

2 1 1

Price: \$653,500

Method: Auction Sale

Date: 12/05/2022

Property Type: Unit

Land Size: 190 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707