

## 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

306/120 BURGUNDY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,750

Property type

Unit

Suburb

Heidelberg

Period-from

01 Jan 2022

to

31 Dec 2022

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

607/120 BURGUNDY STREET HEIDELBERG VIC 3084	\$351,000	26-Jul-22
6/120 BURGUNDY STREET HEIDELBERG VIC 3084	\$410,000	29-Jul-21
5/120 BURGUNDY STREET HEIDELBERG VIC 3084	\$360,000	19-May-22

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.

This Statement of Information was prepared on: 19 January 2023



**607/120 BURGUNDY STREET  
HEIDELBERG VIC 3084**

 1  1  1

Sold Price <sup>RS</sup> **\$351,000** Sold Date **26-Jul-22**

Distance **0km**

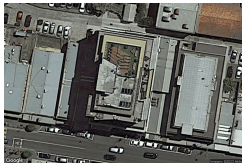


**6/120 BURGUNDY STREET  
HEIDELBERG VIC 3084**

 1  1  1

Sold Price **\$410,000** Sold Date **29-Jul-21**

Distance **0.01km**



**5/120 BURGUNDY STREET  
HEIDELBERG VIC 3084**

 -  1  -

Sold Price **\$360,000** Sold Date **19-May-22**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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