

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

3/489 Waterdale Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$627,000

Property Type Unit

Suburb Heidelberg West

Period - From 18/02/2020

to

17/02/2021

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	4/13 Miller St HEIDELBERG HEIGHTS 3081	\$617,000	09/12/2020
2	2/71 Altona St HEIDELBERG HEIGHTS 3081	\$610,000	09/11/2020
3	1/42 Carbeena Pde HEIDELBERG WEST 3081	\$590,000	10/09/2020

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:

18/02/2021 14:42



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

18/02/2020 - 17/02/2021: \$627,000

Comparable Properties

4/13 Miller St HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

2 - -

Price: \$617,000

Method: Sale

Date: 09/12/2020

Property Type: Flat/Unit/Apartment (Res)



2/71 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

2 2 1

Price: \$610,000

Method: Private Sale

Date: 09/11/2020

Property Type: Townhouse (Single)

1/42 Carbeena Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 10/09/2020

Property Type: Townhouse (Res)