# 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	n \$550,000		&		\$605,000			
Median sale p	rice							
Median price	\$627,000	Pro	operty Type	Unit			Suburb	Heidelberg West
Period - From	18/02/2020	to	17/02/2021		So	urce	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.

Ade	dress 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









Property Type: Townhouse Agent Comments

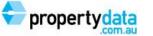
Indicative Selling Price \$550,000 - \$605,000 Median Unit Price 18/02/2020 - 17/02/2021: \$627,000

# **Comparable Properties**

4/13 Miller St HEIDELBERG HEIGHTS 3081 (VG) 2 <b>i</b> - <b>i</b> -	Agent Comments		
Price: \$617,000 Method: Sale Date: 09/12/2020 Property Type: Flat/Unit/Apartment (Res)			
2/71 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG) 2 2 2 1 Price: \$610,000 Method: Private Sale Date: 09/11/2020 Property Type: Townhouse (Single)	Agent Comments		
1/42 Carbeena Pde HEIDELBERG WEST 3081 (REI) 2 1 2 1 1 1 Price: \$590,000 Method: Private Sale Date: 10/09/2020 Property Type: Townhouse (Res)	Agent Comments		

Account - Jellis Craig | P: (03) 9908 5700





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.