

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

4 East Street, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$711,500 Property Type Townhouse Suburb Heidelberg West

Period - From 25/10/2023 to 24/10/2024 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	1/46 Ramu Pde HEIDELBERG WEST 3081	\$840,000	15/07/2024
2	4/51 Morotai Pde HEIDELBERG WEST 3081	\$805,000	13/07/2024
3			

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: 25/10/2024 10:47

4 East Street, Heidelberg West Vic 3081

**Jellis
Craig**

Joe Vicino

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Indicative Selling Price

\$790,000 - \$850,000

Median Townhouse Price

25/10/2023 - 24/10/2024: \$711,500



 3  2  2

Property Type: Townhouse

Land Size: 268 sqm approx

Agent Comments

Comparable Properties



**1/46 Ramu Pde HEIDELBERG WEST 3081
(REI/VG)**

Agent Comments

 3  2  2

Price: \$840,000

Method: Private Sale

Date: 15/07/2024

Property Type: Townhouse (Single)



**4/51 Morotai Pde HEIDELBERG WEST 3081
(REI)**

Agent Comments

 3  2  2

Price: \$805,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Townhouse (Res)

Land Size: 185 sqm approx

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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