

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

3/21 Carbeena Parade, Heidelberg West Vic 3081

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$780,000

Property Type

Townhouse

Suburb

Heidelberg West

Period - From

05/12/2022

to

04/12/2023

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	141a Outhwaite Rd HEIDELBERG WEST 3081	\$635,000	06/10/2023
2	1/449 Waterdale Rd HEIDELBERG WEST 3081	\$600,000	25/10/2023
3	4/1 Timor Pde HEIDELBERG WEST 3081	\$598,000	22/08/2023

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:

05/12/2023 14:16



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$599,000

Median Townhouse Price

05/12/2022 - 04/12/2023: \$780,000

Comparable Properties



141a Outhwaite Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$635,000

Method: Private Sale

Date: 06/10/2023

Property Type: Townhouse (Single)



1/449 Waterdale Rd HEIDELBERG WEST 3081 (REI)

Agent Comments

2 1 2

Price: \$600,000

Method: Private Sale

Date: 25/10/2023

Property Type: Townhouse (Single)



4/1 Timor Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

2 1 1

Price: \$598,000

Method: Sold Before Auction

Date: 22/08/2023

Property Type: Townhouse (Res)

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