

# 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

11 North Crescent, Heidelberg West Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$620,000

&

\$660,000

### Median sale price

Median price

\$784,000

Property Type

House

Suburb

Heidelberg West

Period - From

01/04/2022

to

31/03/2023

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	11/409 Waterdale Rd HEIDELBERG WEST 3081	\$660,000	18/03/2023
2	9/409 Waterdale Rd HEIDELBERG WEST 3081	\$635,000	22/11/2022
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:

10/05/2023 16:35



3   1   2

**Property Type:** House (Res)

**Land Size:** 356 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$620,000 - \$660,000

**Median House Price**

Year ending March 2023: \$784,000

## Comparable Properties



**11/409 Waterdale Rd HEIDELBERG WEST  
3081 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 18/03/2023

**Rooms:** 5

**Property Type:** Unit



**9/409 Waterdale Rd HEIDELBERG WEST 3081  
(REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$635,000

**Method:** Sold Before Auction

**Date:** 22/11/2022

**Property Type:** Unit

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.