

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

50 Morobe Street, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$870,000 & \$900,000

Median sale price

Median price \$715,000 Property Type House Suburb Heidelberg West

Period - From 01/04/2023 to 31/03/2024 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	13 Banool St PRESTON 3072	\$860,000	01/02/2024
2			
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.~~

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Property Type: House
Land Size: 444 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$900,000
Median House Price
Year ending March 2024: \$715,000

Comparable Properties



13 Banool St PRESTON 3072 (REI/VG)

Agent Comments

3 1 1

Price: \$860,000
Method: Auction Sale
Date: 01/02/2024
Property Type: House (Res)
Land Size: 397 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.