

# 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

515 Waterdale Road, 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 \$800,000 & \$850,000

### Median sale price

Median price \$780,000 Property Type House Suburb Heidelberg West

Period - From 01/10/2020 to 30/09/2021 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	211 Oriel Rd HEIDELBERG WEST 3081	\$887,000	24/07/2021
2	38 Coomalie Cr HEIDELBERG WEST 3081	\$850,000	02/10/2021
3	9 Buna St HEIDELBERG WEST 3081	\$825,250	09/10/2021

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:

18/10/2021 22:58



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 621 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median House Price**  
Year ending September 2021: \$780,000

## Comparable Properties



**211 Oriel Rd HEIDELBERG WEST 3081 (REI)**

**Agent Comments**



**Price:** \$887,000  
**Method:** Sold Before Auction  
**Date:** 24/07/2021  
**Property Type:** House (Res)



**38 Coomalie Cr HEIDELBERG WEST 3081 (REI)**

**Agent Comments**



**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 02/10/2021  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx

**9 Buna St HEIDELBERG WEST 3081 (REI)**

**Agent Comments**



**Price:** \$825,250  
**Method:** Auction Sale  
**Date:** 09/10/2021  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx

**Account - Miles** | P: 03 9497 3222 | F: 03 9499 4089