Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 515 Waterdale Road, Heidelberg West Vic 3081

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$780,000	Pro	operty Type	Hou	se		Suburb	Heidelberg West
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ade	dress 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



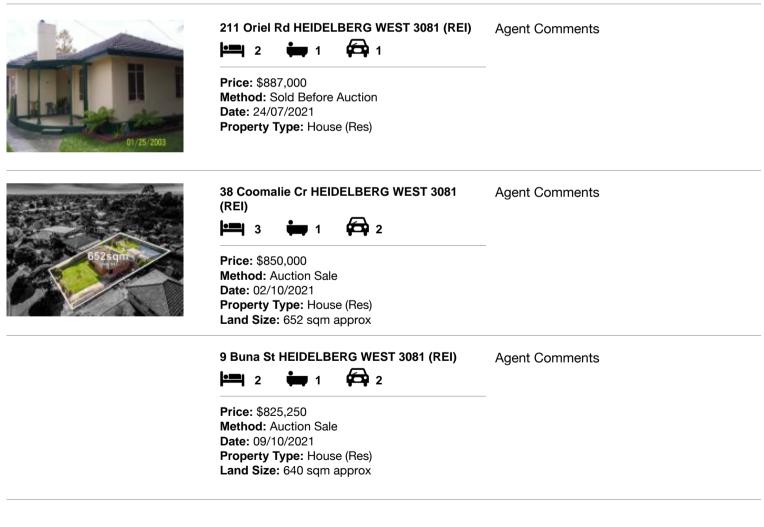






Rooms: 4 Property Type: House Land Size: 621 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median House Price Year ending September 2021: \$780,000

Comparable Properties



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

propertydata



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