## 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	107/452 Waterdale Road, Heidelberg Heights Vic 3081
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$395,000	&	\$430,000
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### Median sale price

Median price \$737,500	Property Type	nit	Suburb	Heidelberg Heights
Period - From 01/07/2024	to 30/09/2024	Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

<del>A\*</del> 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

Address of comparable property		Price	Date of sale
1	12/22 Bell St HEIDELBERG HEIGHTS 3081	\$490,000	28/10/2024
2	301/1 Eden St HEIDELBERG HEIGHTS 3081	\$465,000	09/04/2024
3	G03/452 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$437,500	02/04/2024

#### OR

В\* 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:	26/11/2024 10:16









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$395,000 - \$430,000 **Median Unit Price** September quarter 2024: \$737,500

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.

# Comparable Properties



12/22 Bell St HEIDELBERG HEIGHTS 3081 (REI)

Price: \$490,000 Method: Private Sale Date: 28/10/2024

Property Type: Apartment

**Agent Comments** 



301/1 Eden St HEIDELBERG HEIGHTS 3081 (REI)

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**Agent Comments** 

**Agent Comments** 

Price: \$465,000 Method: Private Sale Date: 09/04/2024

Property Type: Apartment



G03/452 Waterdale Rd HEIDELBERG HEIGHTS 3081

(REI)

Price: \$437,500 Method: Private Sale Date: 02/04/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888





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