

# 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

8 Wewak Parade, 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 \$720,000 & \$790,000

### Median sale price

Median price \$706,500 Property Type House Suburb Heidelberg West

Period - From 01/07/2021 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	13 Pacific Dr HEIDELBERG WEST 3081	\$790,000	11/11/2021
2	8 Laurel St PRESTON 3072	\$775,000	11/06/2021
3	23 Mulberry Pde HEIDELBERG WEST 3081	\$750,000	28/06/2021

**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:

23/11/2021 13:32



**Property Type:** House

**Land Size:** 616 sqm approx

**Agent Comments**

## Comparable Properties



**13 Pacific Dr HEIDELBERG WEST 3081 (REI)**

**Agent Comments**



**Price:** \$790,000

**Method:** Sold Before Auction

**Date:** 11/11/2021

**Property Type:** House (Res)

**Land Size:** 415 sqm approx



**8 Laurel St PRESTON 3072 (VG)**

**Agent Comments**



**Price:** \$775,000

**Method:** Sale

**Date:** 11/06/2021

**Property Type:** House - Duplex (Semi-detached)

**Land Size:** 500 sqm approx



**23 Mulberry Pde HEIDELBERG WEST 3081 (VG)**

**Agent Comments**



**Price:** \$750,000

**Method:** Sale

**Date:** 28/06/2021

**Property Type:** House (Res)

**Land Size:** 655 sqm approx