

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

471 Waterdale Road, Heidelberg West Vic 3081

Indicative selling price

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

Single price \$779,000

Median sale price

Median price \$800,000

Property Type House

Suburb Heidelberg West

Period - From 01/07/2024

to 30/09/2024

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 | 1/24 Pacific Dr HEIDELBERG WEST 3081 | \$890,000 | 26/06/2024 |
| 2 | 1/455 Waterdale Rd HEIDELBERG WEST 3081 | \$735,000 | 10/05/2024 |
| 3 | 4/146 Porter Rd HEIDELBERG HEIGHTS 3081 | \$850,000 | 13/03/2024 |

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:

28/10/2024 14:52



 4  2  2

Property Type: House (Res)

Land Size: 449 sqm approx

Agent Comments

Indicative Selling Price

\$779,000

Median House Price

September quarter 2024: \$800,000

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



1/24 Pacific Dr HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 4  3  2

Price: \$890,000

Method: Private Sale

Date: 26/06/2024

Property Type: Townhouse (Single)



1/455 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  1

Price: \$735,000

Method: Private Sale

Date: 10/05/2024

Property Type: Townhouse (Single)



4/146 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  3  2

Price: \$850,000

Method: Private Sale

Date: 13/03/2024

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888