

# 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

12/20 Setani Crescent, 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 \$490,000

&

\$530,000

### Median sale price

Median price \$655,500

Property Type Unit

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	2/37 Waiora Rd HEIDELBERG HEIGHTS 3081	\$529,500	15/08/2021
2	9/20 Setani Cr HEIDELBERG WEST 3081	\$505,000	29/10/2021
3	7/20 Setani Cr HEIDELBERG WEST 3081	\$500,000	17/07/2021

**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:

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**Property Type:** Land

**Land Size:** 151 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

Year ending September 2021: \$655,500

## Comparable Properties



**2/37 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**



**Price:** \$529,500

**Method:** Sold Before Auction

**Date:** 15/08/2021

**Property Type:** Unit

**9/20 Setani Cr HEIDELBERG WEST 3081 (REI)**

**Agent Comments**



**Price:** \$505,000

**Method:** Sold Before Auction

**Date:** 29/10/2021

**Property Type:** Unit

**7/20 Setani Cr HEIDELBERG WEST 3081 (VG)**

**Agent Comments**



**Price:** \$500,000

**Method:** Sale

**Date:** 17/07/2021

**Property Type:** Flat/Unit/Apartment (Res)