

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 390 Waterdale Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$970,500 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2023 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 | 17 Lloyd St HEIDELBERG HEIGHTS 3081 | \$1,380,000 | 26/10/2024 |
| 2 | | | |
| 3 | | | |

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: 16/12/2024 13:08

390 Waterdale Road, Heidelberg Heights Vic 3081

**Jellis
Craig**

Christopher Macey
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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending September 2024: \$970,500



 4  3  2

Property Type: House

Land Size: 723 sqm approx

Agent Comments

Comparable Properties



17 Lloyd St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  1  -

Price: \$1,380,000

Method: Auction Sale

Date: 26/10/2024

Rooms: 4

Property Type: House (Res)

Land Size: 689 sqm approx

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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