

# 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

23 Brunei 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 \$630,000 & \$690,000

### Median sale price

Median price \$655,000 Property Type House Suburb Heidelberg West

Period - From 01/01/2019 to 31/12/2019 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	11 Glover St HEIDELBERG HEIGHTS 3081	\$615,000	04/12/2019
2	4 Boyd Cr HEIDELBERG WEST 3081	\$638,000	30/11/2019
3	6 Blackwood Pde HEIDELBERG WEST 3081	\$652,000	19/11/2019

**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:

31/03/2020 14:32



2 1 1

**Property Type:** House (Res)

**Land Size:** 630 sqm approx

Agent Comments

**Indicative Selling Price**

\$630,000 - \$690,000

**Median House Price**

Year ending December 2019: \$655,000

## Comparable Properties



**11 Glover St HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$615,000

**Method:** Sold Before Auction

**Date:** 04/12/2019

**Property Type:** House (Res)

**Land Size:** 432 sqm approx



**4 Boyd Cr HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$638,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 609 sqm approx

**6 Blackwood Pde HEIDELBERG WEST 3081 (VG)**

Agent Comments

4 - -

**Price:** \$652,000

**Method:** Sale

**Date:** 19/11/2019

**Property Type:** House (Res)

**Land Size:** 654 sqm approx