

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

252 Liberty Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$780,000 Property Type House 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	21 Achilles St HEIDELBERG WEST 3081	\$670,000	11/06/2021
2	62 Morobe St HEIDELBERG WEST 3081	\$650,000	11/09/2021
3	163 Dougharty Rd HEIDELBERG WEST 3081	\$600,000	29/05/2021

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:

25/10/2021 08:53



3 1 2

Rooms: 4

Property Type: House (Res)

Land Size: 396 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median House Price

Year ending September 2021: \$780,000

Comparable Properties



21 Achilles St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3 2 2

Price: \$670,000

Method: Private Sale

Date: 11/06/2021

Property Type: House

Land Size: 388 sqm approx



62 Morobe St HEIDELBERG WEST 3081 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 11/09/2021

Property Type: House



163 Dougharty Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 2

Price: \$600,000

Method: Auction Sale

Date: 29/05/2021

Property Type: House (Res)

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089