## 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	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$630,000		&		\$660,000			
Median sale p	rice							
Median price	\$780,000	Pro	operty Type	Hou	ise		Suburb	Heidelberg West
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Add	dress 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









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)



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

Agent Comments



Price: \$650,000 Method: Private Sale Date: 11/09/2021 Property Type: House



163 Dougharty Rd HEIDELBERG WEST 3081 Agent Comments (REI/VG)



Price: \$600,000 Method: Auction Sale Date: 29/05/2021 Property Type: House (Res)

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



propertydata

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