

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

235 Liberty Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$725,000

&

\$750,000

Median sale price

Median price

\$726,500

House

X

Unit

Suburb

Heidelberg West

Period - From

01/07/2017

to

30/09/2017

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	36 Brunei Cr HEIDELBERG WEST 3081	\$731,000	21/10/2017
2	120 Outhwaite Rd HEIDELBERG WEST 3081	\$730,000	30/10/2017
3	1 Bardia St HEIDELBERG WEST 3081	\$726,500	01/07/2017

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.

Stewart Oldmeadow

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soldmeadow@milesre.com.au

Indicative Selling Price

\$725,000 - \$750,000

Median House Price

September quarter 2017: \$726,500



Rooms:

Property Type: House

Land Size: 585.451 sqm approx

Agent Comments

Comparable Properties



36 Brunei Cr HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$731,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 3

Property Type: House (Res)

Land Size: 588 sqm approx



120 Outhwaite Rd HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 30/10/2017

Rooms: 4

Property Type: House

Land Size: 586 sqm approx



1 Bardia St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$726,500

Method: Auction Sale

Date: 01/07/2017

Rooms: 4

Property Type: House - Semi-detached

Land Size: 593 sqm approx