

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

3/7 CERAM COURT HEIDELBERG WEST VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

2/445 WATERDALE ROAD HEIDELBERG WEST VIC 3081	\$645,000	11-Oct-22

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 6 months.

This Statement of Information was prepared on: 27 January 2023



**2/445 WATERDALE ROAD
HEIDELBERG WEST VIC 3081**

 2  1  1

Sold Price

\$645,000

Sold Date

11-Oct-22

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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