

# 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

27 Ramu Parade, 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 \$680,000 & \$740,000

### 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                              | 24 Wewak Pde HEIDELBERG WEST 3081 | \$715,000 | 19/10/2019   |
| 2                              | 8 Boyd Cr HEIDELBERG WEST 3081    | \$703,000 | 03/09/2019   |
| 3                              |                                   |           |              |

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:

26/02/2020 15:41



 3    1    1

**Property Type:** House  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$740,000  
**Median House Price**  
Year ending December 2019: \$655,000

## Comparable Properties

**24 Wewak Pde HEIDELBERG WEST 3081  
(REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



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

**Agent Comments**

 3    1    1

**Price:** \$703,000  
**Method:** Private Sale  
**Date:** 03/09/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx

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.