

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

39a Pacific Drive, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$728,250 Property Type Unit Suburb Heidelberg West

Period - From 01/07/2023 to 30/09/2023 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	182 Liberty Pde HEIDELBERG WEST 3081	\$670,000	11/08/2023
2	375 Liberty Pde HEIDELBERG WEST 3081	\$665,000	10/11/2023
3	370 Liberty Pde HEIDELBERG WEST 3081	\$637,500	04/10/2023

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:

09/01/2024 12:20



 3  1  2

Property Type: Unit
Land Size: 338 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
September quarter 2023: \$728,250

Comparable Properties



182 Liberty Pde HEIDELBERG WEST 3081
(REI/VG)

Agent Comments

 3  1  2

Price: \$670,000
Method: Private Sale
Date: 11/08/2023
Property Type: House
Land Size: 253 sqm approx



375 Liberty Pde HEIDELBERG WEST 3081
(REI/VG)

Agent Comments

 3  1  1

Price: \$665,000
Method: Sold Before Auction
Date: 10/11/2023
Property Type: House (Res)
Land Size: 469 sqm approx



370 Liberty Pde HEIDELBERG WEST 3081
(REI/VG)

Agent Comments

 3  1  2

Price: \$637,500
Method: Private Sale
Date: 04/10/2023
Property Type: House

Account - Barry Plant | P: (03) 9431 1243