# 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

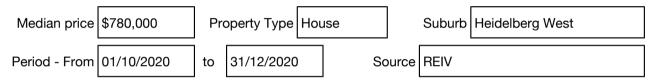
10 Redwood Street, Heidelberg West Vic 3081

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/unc	derquoting
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Single price \$630,000

#### Median sale price



## 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 sixmonths 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	3/489 Waterdale Rd HEIDELBERG WEST 3081	\$635,000	11/03/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

06/04/2021 15:17









**Property Type:** Townhouse Agent Comments

Indicative Selling Price \$630,000 Median House Price December quarter 2020: \$780,000

# **Comparable Properties**



3/489 Waterdale Rd HEIDELBERG WEST 3081 Agent Comments (REI)



Price: \$635,000 Method: Sold Before Auction Date: 11/03/2021 Property Type: Townhouse (Res) Land Size: 137 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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.