

# 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

5A Normanby Court, 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

\$600,000

&

\$650,000

### Median sale price

Median price

\$624,000

Property Type

House

Suburb

Heidelberg West

Period - From

01/10/2019

to

30/09/2020

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	7/455 Waterdale Rd HEIDELBERG WEST 3081	\$646,000	12/12/2020
2	1/11 Timor Pde HEIDELBERG WEST 3081	\$602,000	19/12/2020
3	2 Katoomba Ct HEIDELBERG WEST 3081	\$575,000	10/12/2020

**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:

12/01/2021 15:22



3   1   1

**Property Type:** House  
**Land Size:** 411 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median House Price**  
Year ending September 2020: \$624,000

## Comparable Properties



**7/455 Waterdale Rd HEIDELBERG WEST 3081 (REI)**   **Agent Comments**

3   2   1

**Price:** \$646,000  
**Method:** Auction Sale  
**Date:** 12/12/2020  
**Property Type:** Townhouse (Single)



**1/11 Timor Pde HEIDELBERG WEST 3081 (REI)**   **Agent Comments**

2   1   1

**Price:** \$602,000  
**Method:** Auction Sale  
**Date:** 19/12/2020  
**Property Type:** Unit



**2 Katoomba Ct HEIDELBERG WEST 3081 (REI)**   **Agent Comments**

2   1   1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 10/12/2020  
**Property Type:** House