

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

1/2 Maple Court, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$635,550 Property Type Unit Suburb Heidelberg West

Period - From 19/03/2020 to 18/03/2021 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	4/27 Ebony Pde HEIDELBERG WEST 3081	\$750,000	11/01/2021
2	16 Leyte Pde HEIDELBERG WEST 3081	\$745,000	03/12/2020
3	1/278 Oriel Rd HEIDELBERG WEST 3081	\$730,000	30/09/2020

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: 19/03/2021 11:54



3 2 2

Property Type: Townhouse (res)

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

19/03/2020 - 18/03/2021: \$635,550

Comparable Properties



4/27 Ebony Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

3 2 1

Price: \$750,000

Method: Private Sale

Date: 11/01/2021

Property Type: Townhouse (Single)

16 Leyte Pde HEIDELBERG WEST 3081 (VG)

Agent Comments

3 - -

Price: \$745,000

Method: Sale

Date: 03/12/2020

Property Type: Flat/Unit/Apartment (Res)

1/278 Oriol Rd HEIDELBERG WEST 3081 (VG)

Agent Comments

3 - -

Price: \$730,000

Method: Sale

Date: 30/09/2020

Property Type: Flat/Unit/Apartment (Res)