

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 493 Waterdale Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$790,000

&

\$830,000

Median sale price

Median price \$746,250

House

X

Unit

Suburb

Heidelberg West

Period - From 01/10/2017

to

31/12/2017

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	29 Coomalie Cr HEIDELBERG WEST 3081	\$820,000	23/09/2017
2	42 Swanston St HEIDELBERG HEIGHTS 3081	\$811,000	09/09/2017
3	229 Liberty Pde HEIDELBERG WEST 3081	\$790,000	26/08/2017

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.



Rooms:

Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties



29 Coomalie Cr HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$820,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 3

Property Type: House (Res)

Land Size: 673 sqm approx



42 Swanston St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$811,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 586 sqm approx



229 Liberty Pde HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$790,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 581 sqm approx