

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

255 Liberty Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$620,000

&

\$650,000

Median sale price

Median price

\$825,250

Property Type

House

Suburb

Heidelberg West

Period - From

01/10/2021

to

31/12/2021

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	252 Liberty Pde HEIDELBERG WEST 3081	\$680,000	20/11/2021
2	62 Morobe St HEIDELBERG WEST 3081	\$650,000	11/09/2021
3	61 Alamein Rd HEIDELBERG WEST 3081	\$600,000	30/08/2021

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:

27/01/2022 09:44



Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$650,000

Median House Price

December quarter 2021: \$825,250

Comparable Properties



252 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 20/11/2021

Rooms: 4

Property Type: House (Res)

Land Size: 396 sqm approx



62 Morobe St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 11/09/2021

Property Type: House

Land Size: 446 sqm approx



61 Alamein Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 30/08/2021

Property Type: House (Res)

Land Size: 438 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089