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	380 Waterdale Road, Heidelberg Heights Vic 3081
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$1,020,000	Pro	operty Type Hou	ıse	5	Suburb	Heidelberg Heights
Period - From 01/07/2021	to	30/09/2021	Sou	urce	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

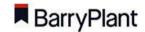
Address of comparable property		Price	Date of sale
1	13 Wilkinson Cr BELLFIELD 3081	\$1,060,000	10/11/2021
2	4 Spencer St HEIDELBERG HEIGHTS 3081	\$1,020,000	31/07/2021
3	21 Toohey Ct BELLFIELD 3081	\$1,000,000	24/08/2021

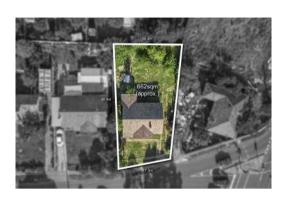
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/11/2021 11:54







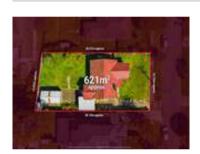




Property Type: House Land Size: 662 sqm approx **Agent Comments**

Indicative Selling Price \$1,050,000 **Median House Price** September quarter 2021: \$1,020,000

Comparable Properties



13 Wilkinson Cr BELLFIELD 3081 (REI)





Price: \$1,060,000

Method: Sold Before Auction

Date: 10/11/2021

Property Type: House (Res) Land Size: 621 sqm approx

Agent Comments



4 Spencer St HEIDELBERG HEIGHTS 3081

(REI/VG)





Price: \$1,020,000 Method: Auction Sale Date: 31/07/2021 Rooms: 5

Property Type: House (Res) Land Size: 756 sqm approx

Agent Comments



21 Toohey Ct BELLFIELD 3081 (REI)





Price: \$1,000,000 Method: Private Sale Date: 24/08/2021

Property Type: House (Res) Land Size: 689 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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