

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

380 Waterdale Road, Heidelberg Heights Vic 3081

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

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/07/2021

to

30/09/2021

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/11/2021 11:54



 3  1  2

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)

Agent Comments

 3  1  2

Price: \$1,060,000
Method: Sold Before Auction
Date: 10/11/2021
Property Type: House (Res)
Land Size: 621 sqm approx



4 Spencer St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,020,000
Method: Auction Sale
Date: 31/07/2021
Rooms: 5
Property Type: House (Res)
Land Size: 756 sqm approx



21 Toohey Ct BELLFIELD 3081 (REI)

Agent Comments

 3  1  2

Price: \$1,000,000
Method: Private Sale
Date: 24/08/2021
Property Type: House (Res)
Land Size: 689 sqm approx

Account - Barry Plant | P: 03 9842 8888