

# STATEMENT OF INFORMATION

10 WAU STREET, HEIDELBERG WEST, VIC 3081 PREPARED BY ROBERT LE, WILLIAM HUXLEY PTY LTD, PHONE: 0409 877 851



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 10 WAU STREET, HEIDELBERG WEST, VIC 🕮 4 🕒 3







**Indicative Selling Price** 

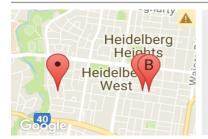
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$860,000 to \$890,000

Provided by: Robert Le, William Huxley Pty Ltd

#### **MEDIAN SALE PRICE**



### **HEIDELBERG WEST, VIC, 3081**

**Suburb Median Sale Price (House)** 

\$722,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

#### **COMPARABLE PROPERTIES**

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.



#### 7 HEFFERNAN WALK, HEIDELBERG HEIGHTS,







Sale Price

\$860,000

Sale Date: 21/11/2017

Distance from Property: 1.1km





#### 7 WEINBERG WALK, HEIDELBERG HEIGHTS,









Sale Price

\$870,000

Sale Date: 10/11/2017

Distance from Property: 1.2km



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	10 WAU STREET, HEIDELBERG WEST, VIC 3081
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#### Indicative selling price

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

Price Range: \$860,000 to \$890,000

## Median sale price

Median price	\$722,500	House	X	Unit	Suburb	HEIDELBERG WEST
Period	01 April 2017 to 31 Ma	rch 2018		Source	P	ricefinder

#### Comparable property sales

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.

Address of comparable property	Price	Date of sale
7 HEFFERNAN WALK, HEIDELBERG HEIGHTS, VIC 3081	\$860,000	21/11/2017
7 WEINBERG WALK, HEIDELBERG HEIGHTS, VIC 3081	\$870,000	10/11/2017