

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

6 Normanby Court, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Heidelberg West

Period - From

01/04/2022

to

31/03/2023

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	9/409 Waterdale Rd HEIDELBERG WEST 3081	\$635,000	22/11/2022
2	14 Morobe St HEIDELBERG WEST 3081	\$615,000	05/12/2022
3			

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:

18/04/2023 14:34



2 1 0

Rooms: 3

Property Type: House (Res)

Land Size: 391 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending March 2023: \$645,000

Comparable Properties



9/409 Waterdale Rd HEIDELBERG WEST 3081
(REI/VG)

Agent Comments

3 1 1

Price: \$635,000

Method: Sold Before Auction

Date: 22/11/2022

Property Type: Unit



14 Morobe St HEIDELBERG WEST 3081
(REI/VG)

Agent Comments

3 1 2

Price: \$615,000

Method: Private Sale

Date: 05/12/2022

Property Type: House

Land Size: 390 sqm approx

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.