

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

4/526 Waterdale Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$697,000

Property Type Unit

Suburb Heidelberg Heights

Period - From 01/07/2019

to 30/09/2019

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	1/14 Koitaki Ct HEIDELBERG WEST 3081	\$555,556	16/08/2019
2	3/1 Timor Pde HEIDELBERG WEST 3081	\$495,000	06/06/2019
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:

08/11/2019 12:22



2 2 1

Rooms: 6

Property Type: Townhouse

Land Size: 187 sqm approx

Agent Comments

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

September quarter 2019: \$697,000

Comparable Properties



1/14 Koitaki Ct HEIDELBERG WEST 3081 (REI) Agent Comments

2 1 2

Price: \$555,556

Method: Private Sale

Date: 16/08/2019

Property Type: Unit



3/1 Timor Pde HEIDELBERG WEST 3081 (REI) Agent Comments

2 2 1

Price: \$495,000

Method: Private Sale

Date: 06/06/2019

Property Type: Townhouse (Single)

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.