



2 - 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



17/459 Waterdale Rd HEIDELBERG WEST 3081 (REI)

Agent Comments

2 1 1

Price: \$444,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 4

Property Type: Unit

2/199 Oriel Rd HEIDELBERG WEST 3081 (VG)

Agent Comments

2 - -

Price: \$440,500

Method: Sale

Date: 04/04/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



13/459 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$396,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 3

Property Type: Unit

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

7/459 Waterdale Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$420,000

&

\$450,000

Median sale price

Median price \$705,000

House

X

Suburb

Heidelberg West

Period - From 01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17/459 Waterdale Rd HEIDELBERG WEST 3081	\$444,000	27/05/2017
2/199 Oriol Rd HEIDELBERG WEST 3081	\$440,500	04/04/2017
13/459 Waterdale Rd HEIDELBERG WEST 3081	\$396,000	25/03/2017