

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1&4/489 WATERDALE ROAD,

 2  2  -

Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

MEDIAN SALE PRICE



HEIDELBERG WEST, VIC, 3081

Suburb Median Sale Price (Unit)

\$532,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



1/12 SHELLEY ST, HEIDELBERG HEIGHTS, VIC

 2  1  1

Sale Price

\$550,000

Sale Date: 22/12/2017

Distance from Property: 339m



1/13 KOITAKI CRT, HEIDELBERG WEST, VIC

 2  1  1

Sale Price

\$532,000

Sale Date: 12/02/2018

Distance from Property: 590m



560 WATERDALE RD, HEIDELBERG HEIGHTS,

 2  1  1

Sale Price

\$529,000

Sale Date: 19/12/2017

Distance from Property: 616m



This report has been compiled on 24/05/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

1&4/489 WATERDALE ROAD, HEIDELBERG WEST, VIC 3081

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$532,000

House

Unit

X


Suburb

HEIDELBERG WEST

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
1/12 SHELLEY ST, HEIDELBERG HEIGHTS, VIC 3081	\$550,000	22/12/2017
1/13 KOITAKI CRT, HEIDELBERG WEST, VIC 3081	\$532,000	12/02/2018
560 WATERDALE RD, HEIDELBERG HEIGHTS, VIC 3081	\$529,000	19/12/2017