

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1&4/489 WATERDALE ROAD,







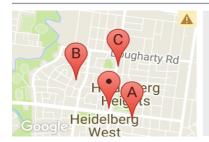
Indicative Selling Price

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: **pricefinder**

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







Sale Price

\$550,000

Sale Date: 22/12/2017

Distance from Property: 339m













\$532,000

Sale Date: 12/02/2018

Distance from Property: 590m





560 WATERDALE RD, HEIDELBERG HEIGHTS,







Sale Price

\$529,000

Sale Date: 19/12/2017

Distance from Property: 616m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

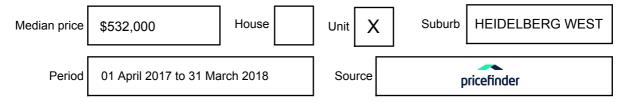
| Address Including suburb and postcode | |
|---|--|
|---|--|

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



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 |