

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

2/37 BLACKWOOD PARADE HEIDELBERG WEST VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 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

3/21 CARBEENA PARADE HEIDELBERG WEST VIC 3081	\$589,000	16-Jan-24
4/21 CARBEENA PARADE HEIDELBERG WEST VIC 3081	\$589,000	16-Jan-24
4/140 SOUTHERN ROAD HEIDELBERG WEST VIC 3081	\$690,000	09-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 28 March 2024



**3/21 CARBEENA PARADE
HEIDELBERG WEST VIC 3081**

2 2 1

Sold Price **\$589,000** Sold Date **16-Jan-24**

Distance **0.26km**



**4/21 CARBEENA PARADE
HEIDELBERG WEST VIC 3081**

2 1 1

Sold Price Sold Date **16-Jan-24**

Distance **0.26km**



**4/140 SOUTHERN ROAD
HEIDELBERG WEST VIC 3081**

2 2 1

Sold Price ^{RS} **\$690,000** Sold Date **09-Mar-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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