

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 312 Liberty Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$580,000 & \$635,000

Median sale price

Median price \$800,000 Property Type House Suburb Heidelberg West

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

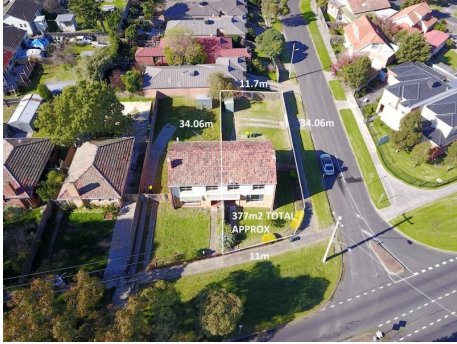
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	363 Liberty Pde HEIDELBERG WEST 3081	\$582,500	23/08/2024
2	7 Achilles St HEIDELBERG WEST 3081	\$595,000	07/08/2024
3	14 Larissa St HEIDELBERG WEST 3081	\$533,000	26/07/2024

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: 20/12/2024 11:17



3 1 -

Property Type: House (Res)

Land Size: 388 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$635,000

Median House Price

September quarter 2024: \$800,000

Comparable Properties



363 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3 1 2

Price: \$582,500

Method: Sold Before Auction

Date: 23/08/2024

Property Type: House (Res)

Land Size: 455 sqm approx



7 Achilles St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3 1 1

Price: \$595,000

Method: Private Sale

Date: 07/08/2024

Rooms: 4

Property Type: House (Res)

Land Size: 375 sqm approx



14 Larissa St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3 1 -

Price: \$533,000

Method: Private Sale

Date: 26/07/2024

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888