Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

312 Liberty Parade, Heidelberg West Vic 3081
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Indicative selling price

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

Median sale price

Median price	\$800,000	Pro	perty 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

7,01	aress of comparable property	1 1100	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



Date of sale







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)

Price: \$582,500

Method: Sold Before Auction

Date: 23/08/2024

Property Type: House (Res) Land Size: 455 sqm approx

Agent Comments



7 Achilles St HEIDELBERG WEST 3081 (REI/VG)





Agent Comments

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)



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Price: \$533,000 Method: Private Sale Date: 26/07/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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