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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

4 Malahang Parade Heidelberg West VIC 3081

 3  2  1

Indicative Selling Price

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

Range between \$580,000 & \$638,000

Median Sale Price

\$506,000 Units in Heidelberg west between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

	2/54 Bonar Street Heidelberg Heights VIC 3081  3  1  2	Sold Price	^{RS} \$660,000	Sold Date	15-Sep-18
				Distance	0.24km
	2A East Street Heidelberg West VIC 3081  3  2  2	Sold Price		Sold Date	11-Dec-18
				Distance	0.46km
	2/69 Outhwaite Road Heidelberg Heights VIC 3081  3  2  1	Sold Price	\$640,000	Sold Date	07-Dec-18
				Distance	0.59km

RS = Recent sale

UN = Undisclosed Sale

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