

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

4/27 Ebony Parade, Heidelberg West Vic 3081

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$765,000

Property Type House

Suburb Heidelberg West

Period - From 01/01/2021

to 31/03/2021

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	2/27 Ebony Pde HEIDELBERG WEST 3081	\$785,000	07/01/2021
2	3/27 Ebony Pde HEIDELBERG WEST 3081	\$755,000	13/01/2021
3			

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:

05/05/2021 14:43



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$750,000

Median House Price

March quarter 2021: \$765,000

Comparable Properties



**2/27 Ebony Pde HEIDELBERG WEST 3081
(REI/VG)**

Agent Comments

3 2 2

Price: \$785,000

Method: Private Sale

Date: 07/01/2021

Property Type: Townhouse (Single)



**3/27 Ebony Pde HEIDELBERG WEST 3081
(REI/VG)**

Agent Comments

3 2 2

Price: \$755,000

Method: Private Sale

Date: 13/01/2021

Property Type: Townhouse (Single)

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.