Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/27 Ebony Parade, Heidelberg West Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$750,000								
Median sale p	rice								
Median price	\$765,000	Pro	Property Type House			Suburb	Heidelberg West		
Period - From	01/01/2021	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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 Agent Comments (REI/VG)



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



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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.