

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

2/117 DOUGHARTY ROAD HEIDELBERG WEST VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Heidelberg West

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

1/11 RAMU PARADE HEIDELBERG WEST VIC 3081	\$780,000	15-Jul-23
32 TIMOR PARADE HEIDELBERG WEST VIC 3081	\$760,000	24-Nov-23
8 SOUTH CRESCENT HEIDELBERG WEST VIC 3081	\$750,000	18-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 23 May 2024



**1/11 RAMU PARADE HEIDELBERG
WEST VIC 3081**

3 2 2

Sold Price

\$780,000

Sold Date

15-Jul-23

Distance

0.22km



**32 TIMOR PARADE HEIDELBERG
WEST VIC 3081**

3 1 2

Sold Price

\$760,000

Sold Date

24-Nov-23

Distance

0.37km



**8 SOUTH CRESCENT HEIDELBERG
WEST VIC 3081**

2 1 3

Sold Price

\$750,000

Sold Date

18-Aug-23

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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