

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

5 Calola Street, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$790,000

&

\$869,000

Median sale price

Median price

\$825,250

Property Type

House

Suburb

Heidelberg West

Period - From

01/10/2021

to

31/12/2021

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	27 Ramu Pde HEIDELBERG WEST 3081	\$855,000	20/10/2021
2	515 Waterdale Rd HEIDELBERG WEST 3081	\$850,000	05/11/2021
3	187 Oriel Rd HEIDELBERG WEST 3081	\$830,000	09/04/2022

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:

12/04/2022 13:26



Rooms: 5

Property Type: House

Land Size: 646.58 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$869,000

Median House Price

December quarter 2021: \$825,250

Comparable Properties



27 Ramu Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$855,000

Method: Sold Before Auction

Date: 20/10/2021

Property Type: House (Res)

Land Size: 600 sqm approx



515 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$850,000

Method: Sold Before Auction

Date: 05/11/2021

Rooms: 3

Property Type: House (Res)

Land Size: 624.30 sqm approx



187 Oriel Rd HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House

Land Size: 638 sqm approx