

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

1/11 Timor Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$596,000 Property Type Unit Suburb Heidelberg West

Period - From 01/12/2019 to 30/11/2020 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.

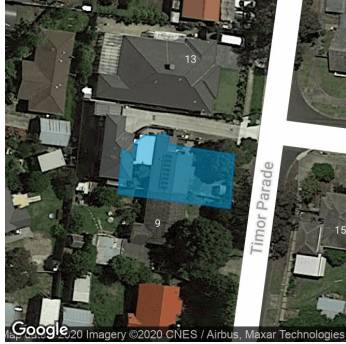
	Address of comparable property	Price	Date of sale
1	4/12 Wau St HEIDELBERG WEST 3081	\$560,000	06/07/2020
2	1/12 Wau St HEIDELBERG WEST 3081	\$560,000	04/06/2020
3	1/24 Seston St RESERVOIR 3073	\$542,500	21/11/2020

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:

01/12/2020 10:46



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Rooms: 5
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
01/12/2019 - 30/11/2020: \$596,000

Comparable Properties

4/12 Wau St HEIDELBERG WEST 3081 (VG)

Agent Comments

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Price: \$560,000
Method: Sale
Date: 06/07/2020
Property Type: Strata Unit/Flat

1/12 Wau St HEIDELBERG WEST 3081 (VG)

Agent Comments

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Price: \$560,000
Method: Sale
Date: 04/06/2020
Property Type: Strata Unit/Flat



1/24 Seston St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$542,500
Method: Auction Sale
Date: 21/11/2020
Property Type: Unit