

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

9 Leyte Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Heidelberg West

Period - From

01/10/2022

to

31/12/2022

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	19 Redwood St HEIDELBERG WEST 3081	\$765,000	19/11/2022
2	21 Redwood St HEIDELBERG WEST 3081	\$750,000	19/11/2022
3	121 Ramu Pde HEIDELBERG WEST 3081	\$682,000	26/01/2023

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:

23/02/2023 11:56



 2  1  1

Property Type: House
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
December quarter 2022: \$760,000

Comparable Properties



19 Redwood St HEIDELBERG WEST 3081 (REI)

Agent Comments

 2  1  2

Price: \$765,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 613 sqm approx



21 Redwood St HEIDELBERG WEST 3081 (REI)

Agent Comments

 2  1  2

Price: \$750,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 647 sqm approx



121 Ramu Pde HEIDELBERG WEST 3081 (REI) **Agent Comments**

 3  1  1

Price: \$682,000
Method: Private Sale
Date: 26/01/2023
Property Type: House

Account - Barry Plant | P: 03 9842 8888