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	2 Calola Street, Heidelberg West Vic 3081
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price \$781,000	Pr	operty Type Ho	use	Subu	rb Heidelberg West
Period - From 01/10/2024	to	31/12/2024	Sou	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	35 Brunei Cr HEIDELBERG WEST 3081	\$840,000	14/12/2024
2	6 Pandanus Ct HEIDELBERG WEST 3081	\$812,000	26/10/2024
3	13 Lae St HEIDELBERG WEST 3081	\$788,000	15/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/02/2025 18:11









Property Type: House Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** December quarter 2024: \$781,000

Comparable Properties



35 Brunei Cr HEIDELBERG WEST 3081 (REI)

Price: \$840,000 Method: Auction Sale

Date: 14/12/2024 Property Type: House (Res) Land Size: 569 sqm approx

Agent Comments



6 Pandanus Ct HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

Price: \$812,000 Method: Auction Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 649 sqm approx

13 Lae St HEIDELBERG WEST 3081 (REI/VG)







Price: \$788,000 Method: Private Sale Date: 15/10/2024

Property Type: House (Res) Land Size: 694 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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