

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 Calola Street, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$781,000

Property Type House

Suburb Heidelberg West

Period - From 01/10/2024

to 31/12/2024

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	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 comparable properties 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



 3  1  2

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)

Agent Comments

 4  1  2

Price: \$840,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 569 sqm approx



6 Pandanus Ct HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  1  2

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)

Agent Comments

 2  1  1

Price: \$788,000
Method: Private Sale
Date: 15/10/2024
Property Type: House (Res)
Land Size: 694 sqm approx

Account - Barry Plant | P: 03 9842 8888