

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 Mulberry Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$820,000

Property Type

House

Suburb

Heidelberg West

Period - From

01/04/2021

to

31/03/2022

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	255 Liberty Pde HEIDELBERG WEST 3081	\$753,000	26/02/2022
2	5 Buna St HEIDELBERG WEST 3081	\$730,000	22/04/2022
3	523 Waterdale Rd HEIDELBERG WEST 3081	\$700,000	25/03/2022

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:

18/05/2022 14:53

1 Mulberry Parade, Heidelberg West Vic 3081

COLLINGS

Spiros Vamvalis

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3 1 2

Rooms: 5

Property Type: House (Res)

Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending March 2022: \$820,000

Comparable Properties



255 Liberty Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

3 1 2

Price: \$753,000

Method: Auction Sale

Date: 26/02/2022

Rooms: 4

Property Type: House (Res)

Land Size: 542 sqm approx



5 Buna St HEIDELBERG WEST 3081 (REI)

Agent Comments

3 1 1

Price: \$730,000

Method: Private Sale

Date: 22/04/2022

Rooms: 5

Property Type: House (Res)

Land Size: 633 sqm approx



523 Waterdale Rd HEIDELBERG WEST 3081 (VG)

Agent Comments

3 - -

Price: \$700,000

Method: Sale

Date: 25/03/2022

Property Type: Flat/Unit/Apartment (Res)

Account - Collings Real Estate | P: 03 9486 2000



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