

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

1/489 Waterdale Road, Heidelberg West Vic 3081

Indicative selling price

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

Single price

\$600,000

Median sale price

Median price

\$750,000

Property Type

Townhouse

Suburb

Heidelberg West

Period - From

15/03/2023

to

14/03/2024

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	2/28 Law St HEIDELBERG HEIGHTS 3081	\$688,000	03/10/2023
2	1/449 Waterdale Rd HEIDELBERG WEST 3081	\$600,000	25/10/2023
3	1/3 Setani Cr HEIDELBERG WEST 3081	\$580,000	09/11/2023

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:

15/03/2024 11:46



 2  2  1

Property Type: Townhouse

Land Size: 123 sqm approx

Agent Comments

Indicative Selling Price

\$600,000

Median Townhouse Price

15/03/2023 - 14/03/2024: \$750,000

Comparable Properties

**2/28 Law St HEIDELBERG HEIGHTS 3081
(REI/VG)**

Agent Comments

 2  2  1

Price: \$688,000

Method: Auction Sale

Date: 03/10/2023

Property Type: Townhouse (Res)



**1/449 Waterdale Rd HEIDELBERG WEST 3081
(REI/VG)**

Agent Comments

 2  1  2

Price: \$600,000

Method: Private Sale

Date: 25/10/2023

Property Type: Townhouse (Single)



**1/3 Setani Cr HEIDELBERG WEST 3081
(REI/VG)**

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 09/11/2023

Property Type: Townhouse (Single)