

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

3/489 WATERDALE ROAD HEIDELBERG WEST VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$555,000

&

\$610,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

9 WEINBERG WALK HEIDELBERG HEIGHTS VIC 3081	\$610,000	28-Nov-24
6/20 SETANI CRESCENT HEIDELBERG WEST VIC 3081	\$568,000	04-Nov-24
317A/9-11 MARTIN STREET HEIDELBERG VIC 3084	\$600,000	15-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 05 February 2025

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9 WEINBERG WALK HEIDELBERG HEIGHTS VIC 3081

 2  2  1

Sold Price

\$610,000

Sold Date **28-Nov-24**

Distance **0.58km**



6/20 SETANI CRESCENT HEIDELBERG WEST VIC 3081

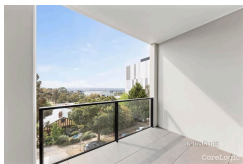
 2  2  -

Sold Price

\$568,000

Sold Date **04-Nov-24**

Distance **0.51km**



317A/9-11 MARTIN STREET HEIDELBERG VIC 3084

 2  2  2

Sold Price

^{RS} **\$600,000**

Sold Date **15-Nov-24**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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