

STATEMENT OF INFORMATION

8 BORNEO COURT, HEIDELBERG WEST, VIC 3081 PREPARED BY ROBERT LE, WILLIAM HUXLEY PTY LTD, PHONE: 0409 877 851

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Indicative Selling Price

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

Single Price: \$1,050,000

Provided by: Robert Le, William Huxley Pty Ltd

MEDIAN SALE PRICE

HEIDELBERG WEST, VIC, 3081

Suburb Median Sale Price (House)

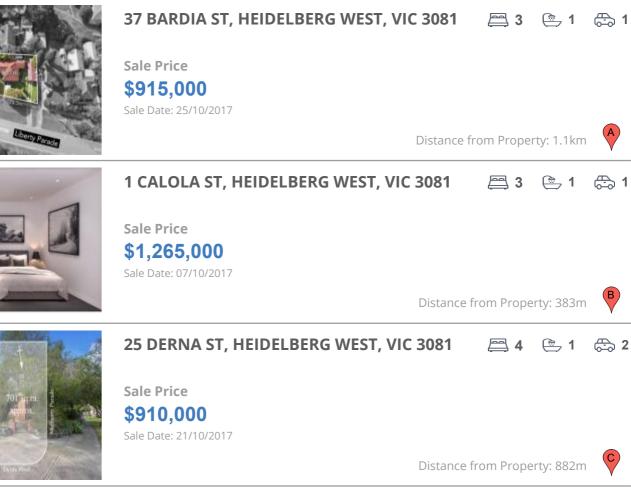
\$726,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

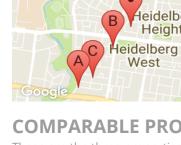


This report has been compiled on 03/05/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale Address Including suburb and 8 BORNEO COURT, HEIDELBERG WEST, VIC 3081 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single Price: \$1,050,000 Median sale price Х Suburb HEIDELBERG WEST House Median price \$726,500 Unit Period 01 April 2017 to 31 March 2018 Source pricefinder

Comparable property sales

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
37 BARDIA ST, HEIDELBERG WEST, VIC 3081	\$915,000	25/10/2017
1 CALOLA ST, HEIDELBERG WEST, VIC 3081	\$1,265,000	07/10/2017
25 DERNA ST, HEIDELBERG WEST, VIC 3081	\$910,000	21/10/2017