

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

9 Mulberry Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$800,000 & \$840,000

Median sale price

Median price \$710,000 Property Type House Suburb Heidelberg West

Period - From 01/04/2020 to 31/03/2021 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	32 Wewak Pde HEIDELBERG WEST 3081	\$850,000	12/05/2021
2	20 Brunei Cr HEIDELBERG WEST 3081	\$800,000	27/03/2021
3	26 Blackwood Pde HEIDELBERG WEST 3081	\$808,500	02/03/2021

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:

11/06/2021 13:20



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$840,000
Median House Price
Year ending March 2021: \$710,000

Comparable Properties



32 Wewak Pde HEIDELBERG WEST 3081 (REI) **Agent Comments**



Price: \$850,000
Method: Sold Before Auction
Date: 12/05/2021
Property Type: House (Res)
Land Size: 603 sqm approx



20 Brunei Cr HEIDELBERG WEST 3081 (REI) **Agent Comments**



Price: \$800,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 589 sqm approx



26 Blackwood Pde HEIDELBERG WEST 3081 (VG) **Agent Comments**



Price: \$808,500
Method: Sale
Date: 02/03/2021
Property Type: House (Res)
Land Size: 646 sqm approx