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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$840,000			
Median sale p	rice							
Median price	\$710,000	Pro	operty Type	Hou	se		Suburb	Heidelberg West
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Ad	dress 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 Agent Comments (VG)



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

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.