

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

4/12 Ramu Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$500,000 House Unit X Suburb Heidelberg West

Period - From 01/10/2017 to 31/12/2017 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	15/459 Waterdale Rd HEIDELBERG WEST 3081	\$415,000	07/05/2017
2	13/459 Waterdale Rd HEIDELBERG WEST 3081	\$396,000	25/03/2017
3	14/15 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$359,000	10/06/2017

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.



Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



**15/459 Waterdale Rd HEIDELBERG WEST
3081 (VG)**

Agent Comments



Price: \$415,000

Method: Sale

Date: 07/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



**13/459 Waterdale Rd HEIDELBERG WEST
3081 (REI/VG)**

Agent Comments



Price: \$396,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 3

Property Type: Unit



**14/15 Mcewan Rd HEIDELBERG HEIGHTS
3081 (REI/VG)**

Agent Comments



Price: \$359,000

Method: Private Sale

Date: 10/06/2017

Rooms: 3

Property Type: Apartment