# hockingstuart

Andrew Montalto 9471 1100 0419358775

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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

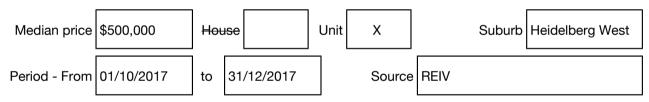
s | 4/12 Ramu Parade, Heidelberg West Vic 3081 d e |

#### Indicative selling price

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

Range between   \$390,000   &   \$429,000	
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#### Median sale price



#### 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.

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propertydata

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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.



### 4/12 Ramu Parade, Heidelberg West Vic 3081

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Rooms: Property Type: Townhouse (Res) Agent Comments Andrew Montalto 9471 1100 0419358775 amontalto@hockingstuart.com.au

Indicative Selling Price \$390,000 - \$429,000 Median Unit Price December quarter 2017: \$500,000

### **Comparable Properties**

	15/459 Waterdale Rd HEIDELBERG WEST   3081 (VG)   Image: 2 Image: 2   Price: \$415,000   Method: Sale   Date: 07/05/2017   Rooms: -   Property Type: Flat/Unit/Apartment (Res)	Agent Comments
Miles	13/459 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG) 2 1 1 1 Price: \$396,000 Method: Auction Sale Date: 25/03/2017 Rooms: 3 Property Type: Unit	Agent Comments
ALL COLORISA	14/15 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI/VG) 2 1 1 1 Price: \$359,000 Method: Private Sale Date: 10/06/2017 Rooms: 3 Property Type: Apartment	Agent Comments

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