

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

134 Outhwaite Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price \$730,000 Property Type House Suburb Heidelberg West

Period - From 01/10/2022 to 30/09/2023 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	182 Liberty Pde HEIDELBERG WEST 3081	\$670,000	11/08/2023
2	3 Normanby Ct HEIDELBERG WEST 3081	\$715,000	05/06/2023
3	18 Ramu Pde HEIDELBERG WEST 3081	\$715,000	21/07/2023

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:

02/11/2023 16:41

134 Outhwaite Road, Heidelberg West Vic 3081



3 bedrooms 1 bathroom 1 car

Property Type: House

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median House Price

Year ending September 2023: \$730,000

Comparable Properties



182 Liberty Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$670,000

Method: Private Sale

Date: 11/08/2023

Property Type: House



3 Normanby Ct HEIDELBERG WEST 3081 (REI)

Agent Comments

3 bedrooms 1 bathroom 3 cars

Price: \$715,000

Method: Private Sale

Date: 05/06/2023

Property Type: House



18 Ramu Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

3 bedrooms 1 bathroom 4 cars

Price: \$715,000

Method: Private Sale

Date: 21/07/2023

Property Type: House

Land Size: 585 sqm approx

Account - Jellis Craig | P: 03 94598111



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