

## 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

5 Koitaki Court Heidelberg West VIC 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Heidelberg West

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 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

123 Dougharty Road Heidelberg West VIC 3081	\$565,000	08-Oct-19
11 Lancewood Avenue Heidelberg West VIC 3081	\$580,000	04-Jun-19
473 Waterdale Road Heidelberg West VIC 3081	\$660,000	04-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 18 November 2019



**123 Dougharty Road Heidelberg  
West VIC 3081**

3 1 2

Sold Price **\$565,000** Sold Date **08-Oct-19**

Distance **0.61km**



**11 Lancewood Avenue Heidelberg  
West VIC 3081**

3 1 -

Sold Price **\$580,000** Sold Date **04-Jun-19**

Distance **0.54km**



**473 Waterdale Road Heidelberg  
West VIC 3081**

3 1 1

Sold Price **\$660,000** Sold Date **04-Jun-19**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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