

# 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

1/2 North Crescent, Heidelberg West Vic 3081
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$560,000
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 & 

\$590,000
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### Median sale price

Median price 

\$723,500
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 Property Type 

Townhouse
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 Suburb 

Heidelberg West
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Period - From 

19/11/2023
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 to 

18/11/2024
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 Source 

REIV
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### 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	151J Albert St PRESTON 3072	\$560,000	07/09/2024
2	1/21 Carbeena Pde HEIDELBERG WEST 3081	\$580,000	20/05/2024
3	11 Crecy Ct HEIDELBERG WEST 3081	\$580,000	20/05/2024

**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: 

19/11/2024 11:52
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2 1 1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$560,000 - \$590,000

**Median Townhouse Price**

19/11/2023 - 18/11/2024: \$723,500

## Comparable Properties



**151J Albert St PRESTON 3072 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$560,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** Townhouse (Res)



**1/21 Carbeena Pde HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 20/05/2024

**Property Type:** Townhouse (Res)

**11 Crecy Ct HEIDELBERG WEST 3081 (VG)**

Agent Comments

2 - -

**Price:** \$580,000

**Method:** Sale

**Date:** 20/05/2024

**Property Type:** House (Res)

**Land Size:** 186 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951