

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

4/317 Liberty Parade, Heidelberg West Vic 3081

Indicative selling price

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

Single price

\$785,000

Median sale price

Median price

\$718,500

Property Type

Townhouse

Suburb

Heidelberg West

Period - From

16/12/2023

to

15/12/2024

Source

Property Data

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	2/27 Ebony Pde HEIDELBERG WEST 3081	\$777,000	19/10/2024
2	8/86 Tyler St RESERVOIR 3073	\$700,000	09/09/2024
3	1/355 Liberty Pde HEIDELBERG WEST 3081	\$850,000	02/08/2024

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:

16/12/2024 15:59

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 3  2  2

Property Type: Townhouse (Res)

Land Size: 148 sqm approx

Agent Comments

Indicative Selling Price

\$785,000

Median Townhouse Price

16/12/2023 - 15/12/2024: \$718,500

Comparable Properties



2/27 Ebony Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

 3  2  2

Price: \$777,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Townhouse (Res)

Land Size: 137 sqm approx



8/86 Tyler St RESERVOIR 3073 (REI/VG)

Agent Comments

 3  2  2

Price: \$700,000

Method: Private Sale

Date: 09/09/2024

Property Type: Townhouse (Res)

1/355 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000

Method: Private Sale

Date: 02/08/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



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