

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

107/452 Waterdale Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$737,500 Property Type Unit Suburb Heidelberg Heights

Period - From 01/07/2024 to 30/09/2024 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	12/22 Bell St HEIDELBERG HEIGHTS 3081	\$490,000	28/10/2024
2	301/1 Eden St HEIDELBERG HEIGHTS 3081	\$465,000	09/04/2024
3	G03/452 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$437,500	02/04/2024

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: 26/11/2024 10:16



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

September quarter 2024: \$737,500

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.

Comparable Properties



12/22 Bell St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

2
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Price: \$490,000

Method: Private Sale

Date: 28/10/2024

Property Type: Apartment



301/1 Eden St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

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 2
 1

Price: \$465,000

Method: Private Sale

Date: 09/04/2024

Property Type: Apartment



G03/452 Waterdale Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

2
 1
 1

Price: \$437,500

Method: Private Sale

Date: 02/04/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888