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

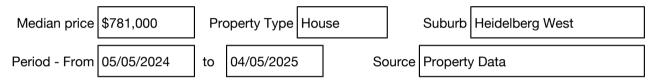
4 Calola Street, Heidelberg West Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the meaning of this price see con	sumer.vic.gov.au/underquoting
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Single price \$850,000

Median sale price



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	9 Buna St HEIDELBERG WEST 3081	\$832,500	14/04/2025
2	14 Satelberg Ct HEIDELBERG WEST 3081	\$800,800	16/01/2025
3	35 Brunei Cr HEIDELBERG WEST 3081	\$840,000	14/12/2024

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:

05/05/2025 10:05









Property Type: House (Res) Land Size: 606 sqm approx Agent Comments Indicative Selling Price \$850,000 Median House Price 05/05/2024 - 04/05/2025: \$781,000

Comparable Properties

SOLD	9 Buna St HEIDELBERG WEST 3081 (REI) 2 1 2 Price: \$832,500 Method: Private Sale Date: 14/04/2025 Property Type: House (Res) Land Size: 640 sqm approx	Agent Comments
LENTSA	14 Satelberg Ct HEIDELBERG WEST 3081 (REI/VG) 1 1 2 Price: \$800,800 Method: Private Sale Date: 16/01/2025 Property Type: House Land Size: 600 sqm approx	Agent Comments
	35 Brunei Cr HEIDELBERG WEST 3081 (REI/VG) 4 1 2 Price: \$840,000 Method: Auction Sale Date: 14/12/2024 Property Type: House (Res) Land Size: 569 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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