

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

1/449 WATERDALE ROAD HEIDELBERG WEST VIC 3081

Indicative selling price

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

Single Price

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/209 ORIEL ROAD HEIDELBERG WEST VIC 3081	\$647,000	14-Jul-23
2/3 BLACKWOOD PARADE HEIDELBERG WEST VIC 3081	\$650,000	05-Apr-23
2/8 BARDIA STREET HEIDELBERG WEST VIC 3081	\$600,000	18-Mar-23

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: 26 August 2023



**2/209 ORIEL ROAD HEIDELBERG
WEST VIC 3081**

2 1 1

Sold Price

^{RS} **\$647,000**

Sold Date

14-Jul-23

Distance

0.51km



**2/3 BLACKWOOD PARADE
HEIDELBERG WEST VIC 3081**

2 2 1

Sold Price

\$650,000

Sold Date

05-Apr-23

Distance

0.63km



**2/8 BARDIA STREET HEIDELBERG
WEST VIC 3081**

2 1 1

Sold Price

\$600,000

Sold Date

18-Mar-23

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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