## 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

11A Redwood Street, Heidelberg West Vic 3081

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$700,000		&		\$750,000					
Median sale p	rice									
Median price	\$757,500	Pro	operty Type	Hou	se		Suburb	Heidelberg West		
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Add	lress of comparable property	Price	Date of sale
1	85 Altona St HEIDELBERG HEIGHTS 3081	\$820,000	01/10/2023
2	39A Pacific Dr HEIDELBERG WEST 3081	\$695,000	15/01/2024
3	182 Liberty Pde HEIDELBERG WEST 3081	\$670,000	11/08/2023

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:

23/01/2024 20:46









**Property Type:** House Land Size: 345 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median House Price December quarter 2023: \$757,500

# **Comparable Properties**



85 Altona St HEIDELBERG HEIGHTS 3081 (REI)



Price: \$820,000 Method: Private Sale Date: 01/10/2023 Rooms: 4 Property Type: House (Res) Land Size: 241 sqm approx Agent Comments

Agent Comments



39A Pacific Dr HEIDELBERG WEST 3081 (REI) Agent Comments



Price: \$695,000 Method: Private Sale Date: 15/01/2024 Property Type: House (Res) Land Size: 338 sqm approx

182 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)



Price: \$670,000 Method: Private Sale Date: 11/08/2023 Property Type: House Land Size: 253 sqm approx

#### Account - Barry Plant | P: (03) 9431 1243





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