

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 between \$700,000 & \$750,000

Median sale price

Median price \$757,500 Property Type House Suburb Heidelberg West

Period - From 01/10/2023 to 31/12/2023 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	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



 3  1  1

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)

Agent Comments

 3  2  1

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



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

 3  1  2

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) **Agent Comments**

 3  1  2

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

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