

# 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

17 North Crescent, Heidelberg West Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$850,000

### Median sale price

Median price \$770,000 Property Type House Suburb Heidelberg West

Period - From 01/01/2024 to 31/03/2024 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	23 Derna St HEIDELBERG WEST 3081	\$805,000	12/01/2024
2	15 Kokoda St HEIDELBERG WEST 3081	\$800,000	04/03/2024
3	194 Oriel Rd HEIDELBERG WEST 3081	\$775,000	27/06/2024

**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:

01/07/2024 12:47



2   
 1   
 2

**Property Type:** House  
**Land Size:** 614 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$780,000 - \$850,000  
**Median House Price**  
 March quarter 2024: \$770,000

## Comparable Properties



23 Derna St HEIDELBERG WEST 3081 (REI) Agent Comments

2   
 1   
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**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 12/01/2024  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx



15 Kokoda St HEIDELBERG WEST 3081 (REI/VG) Agent Comments

2   
 1   
 2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 04/03/2024  
**Property Type:** House  
**Land Size:** 584 sqm approx



194 Oriel Rd HEIDELBERG WEST 3081 (REI) Agent Comments

2   
 1   
 1

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 27/06/2024  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx

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