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

194 Oriel Road, Heidelberg West Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $700,000 & $770,000

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
1 297 Oriel Rd HEIDELBERG WEST 3081	$730,000	01/11/2023
2 21 Morotai Pde HEIDELBERG WEST 3081	$721,000	06/04/2024
3 12 Gona St HEIDELBERG WEST 3081	$690,000	06/04/2024

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: 23/04/2024 15:51

CONSUMER AFFAIRS VICTORIA

BarryPlant

🛏 **2**   🛁 **1**   🚗 **1**

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
March quarter 2024: $770,000

Comparable Properties

297 Oriel Rd HEIDELBERG WEST 3081 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $730,000
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 593 sqm approx

Agent Comments

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21 Morotai Pde HEIDELBERG WEST 3081 (REI)

🛏 **2**   🛁 **1**   🚗 **-**

Price: $721,000
Method: Auction Sale
Date: 06/04/2024
Rooms: 3
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments

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12 Gona St HEIDELBERG WEST 3081 (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $690,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)

Agent Comments

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