

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

2/17 South Crescent, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$660,000 & \$690,000

Median sale price

Median price \$740,000 Property Type Townhouse Suburb Heidelberg West

Period - From 17/04/2023 to 16/04/2024 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	4/12 Redwood St HEIDELBERG WEST 3081	\$711,000	05/02/2024
2	4/140 Southern Rd HEIDELBERG WEST 3081	\$690,000	08/03/2024
3	1/4 Ambon Ct HEIDELBERG WEST 3081	\$689,000	22/11/2023

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:

17/04/2024 10:55

2/17 South Crescent, Heidelberg West Vic 3081



 2  1  1

Property Type: Townhouse
Land Size: 138m2 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$690,000
Median Townhouse Price
17/04/2023 - 16/04/2024: \$740,000

Comparable Properties



4/12 Redwood St HEIDELBERG WEST 3081 (REI) [Agent Comments](#)

 2  2  1

Price: \$711,000
Method: Private Sale
Date: 05/02/2024
Property Type: Townhouse (Single)



4/140 Southern Rd HEIDELBERG WEST 3081 (REI) [Agent Comments](#)

 2  2  1

Price: \$690,000
Method: Sold Before Auction
Date: 08/03/2024
Property Type: Townhouse (Res)



1/4 Ambon Ct HEIDELBERG WEST 3081 (REI) [Agent Comments](#)

 2  1  1

Price: \$689,000
Method: Private Sale
Date: 22/11/2023
Property Type: Townhouse (Res)
Land Size: 209 sqm approx

Account - Jellis Craig | P: 03 94598111



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