

## 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

2/199 ORIEL ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

|  |           |           |
|--|-----------|-----------|
| 1/21 CARBEENA PARADE HEIDELBERG WEST VIC 3081  | \$580,000 | 20-May-24 |
| 2/37 BLACKWOOD PARADE HEIDELBERG WEST VIC 3081 | \$600,000 | 22-Apr-24 |
| 4/21 CARBEENA PARADE HEIDELBERG WEST VIC 3081  | \$589,000 | 16-Jan-24 |

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 6 months.~~

This Statement of Information was prepared on: 24 June 2024



1/21 CARBEENA PARADE  
HEIDELBERG WEST VIC 3081

 2  1  1

Sold Price <sup>RS</sup> **\$580,000** Sold Date **20-May-24**

Distance **0.2km**



2/37 BLACKWOOD PARADE  
HEIDELBERG WEST VIC 3081

 2  2  1

Sold Price <sup>RS</sup> **\$600,000** Sold Date **22-Apr-24**

Distance **0.24km**



4/21 CARBEENA PARADE  
HEIDELBERG WEST VIC 3081

 2  1  1

Sold Price **\$589,000** Sold Date **16-Jan-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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