

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

2/37 BLACKWOOD PARADE HEIDELBERG WEST VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Dec 2022

to

30 Nov 2023

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

1/4 KANIMBLA COURT HEIDELBERG WEST VIC 3081	\$701,000	02-Dec-23
30A SETANI CRESCENT HEIDELBERG WEST VIC 3081	\$690,000	02-Oct-23
1/4 AMBON COURT HEIDELBERG WEST VIC 3081	\$689,000	22-Nov-23

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: 05 December 2023



**1/4 KANIMBLA COURT
HEIDELBERG WEST VIC 3081**

2 2 1

Sold Price ^{RS} **\$701,000** Sold Date **02-Dec-23**

Distance **0.89km**



**30A SETANI CRESCENT
HEIDELBERG WEST VIC 3081**

2 1 2

Sold Price ^{RS} **\$690,000** Sold Date **02-Oct-23**

Distance **0.73km**



**1/4 AMBON COURT HEIDELBERG
WEST VIC 3081**

2 1 1

Sold Price ^{RS} **\$689,000** Sold Date **22-Nov-23**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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