

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

216 Oriel Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$730,000 & \$800,000

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 | 329 Bell St BELLFIELD 3081 | \$770,000 | 17/02/2024 |
| 2 | 32 Timor Pde HEIDELBERG WEST 3081 | \$760,000 | 29/11/2023 |
| 3 | 161 Southern Rd HEIDELBERG WEST 3081 | \$755,000 | 25/10/2023 |

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:

18/04/2024 11:03



Property Type:

Agent Comments

Indicative Selling Price

\$730,000 - \$800,000

Median House Price

March quarter 2024: \$770,000

Comparable Properties



329 Bell St BELLFIELD 3081 (REI)

Agent Comments



Price: \$770,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 568 sqm approx



32 Timor Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 29/11/2023

Property Type: House

Land Size: 598 sqm approx



161 Southern Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 25/10/2023

Property Type: House

Land Size: 645 sqm approx