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 betweer	\$730,000		&		\$800,000					
Median sale p	rice									
Median price	\$770,000	Pro	operty Type	Hou	ise		Suburb	Heidelberg West		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress 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



216 Oriel Road, Heidelberg West Vic 3081

SOUTHERN ROAD © MapTiler © OpenStreetMap contributors



Property Type: Agent Comments

COLLINGS Spiros Vamvalis 0420 747 919 spiros@collings.com.au

Indicative Selling Price \$730,000 - \$800,000 Median House Price March guarter 2024: \$770,000

Comparable Properties



329 Bell St BELLFIELD 3081 (REI)



Price: \$770,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 568 sqm approx Agent Comments

32 Timor Pde HEIDELBERG WEST 3081 Agent Comments (REI/VG)



Price: \$760,000 Method: Private Sale Date: 29/11/2023 Property Type: House Land Size: 598 sqm approx



 161 Southern Rd HEIDELBERG WEST 3081
 Agent Comments

 (REI/VG)
 Image: 1

 Image: 1
 Image: 1

 Price: \$755,000
 Image: 1

Method: Private Sale Date: 25/10/2023 Property Type: House Land Size: 645 sqm approx

Account - Collings Real Estate | P: 03 9486 2000



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