

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

3/21 Carbeena Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$785,000 Property Type Townhouse Suburb Heidelberg West

Period - From 16/10/2022 to 15/10/2023 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	4/1 Timor Pde HEIDELBERG WEST 3081	\$598,000	22/08/2023
2			
3			

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:

16/10/2023 14:46



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Property Type: Townhouse
(Residential)

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Townhouse Price

16/10/2022 - 15/10/2023: \$785,000

Comparable Properties



4/1 Timor Pde HEIDELBERG WEST 3081 (REI) Agent Comments

2 1 1

Price: \$598,000

Method: Sold Before Auction

Date: 22/08/2023

Property Type: Townhouse (Res)

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.