

# 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 35A Carbeena Parade, 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$715,000 Property Type House Suburb Heidelberg West

Period - From 01/04/2023 to 30/06/2023 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	1 Wewak Pde HEIDELBERG WEST 3081	\$627,000	04/08/2023
2	18 Coral St HEIDELBERG WEST 3081	\$619,988	23/09/2023
3	11 Cypress St HEIDELBERG WEST 3081	\$590,000	22/07/2023

**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: 12/10/2023 13:17



 2    1    1

**Property Type:** House  
**Land Size:** 338 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median House Price**  
June quarter 2023: \$715,000

## Comparable Properties



**1 Wewak Pde HEIDELBERG WEST 3081 (REI/VG)**

**Agent Comments**

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**Price:** \$627,000  
**Method:** Private Sale  
**Date:** 04/08/2023  
**Property Type:** House  
**Land Size:** 224 sqm approx



**18 Coral St HEIDELBERG WEST 3081 (REI)**

**Agent Comments**

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**Price:** \$619,988  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 320 sqm approx



**11 Cypress St HEIDELBERG WEST 3081 (REI)**

**Agent Comments**

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**Price:** \$590,000  
**Method:** Auction Sale  
**Date:** 22/07/2023  
**Property Type:** House (Res)  
**Land Size:** 330 sqm approx

**Account - Barry Plant | P: (03) 9431 1243**