

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

4/4 CERAM COURT 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Other

Suburb

Heidelberg West

Period-from

01 Jul 2022

to

30 Jun 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

3/86 SOUTHERN ROAD HEIDELBERG HEIGHTS VIC 3081	\$700,000	24-Aug-22
1/4 ARNOLD AVENUE HEIDELBERG HEIGHTS VIC 3081	\$725,000	16-Jun-22
1/288 ORIEL ROAD HEIDELBERG WEST VIC 3081	\$630,000	09-Jul-22

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: 17 July 2023

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**3/86 SOUTHERN ROAD
HEIDELBERG HEIGHTS VIC 3081**

2 2 1

Sold Price **\$700,000** Sold Date **24-Aug-22**

Distance **0.28km**



**1/4 ARNOLD AVENUE HEIDELBERG
HEIGHTS VIC 3081**

2 2 1

Sold Price **\$725,000** Sold Date **16-Jun-22**

Distance **0.44km**



**1/288 ORIEL ROAD HEIDELBERG
WEST VIC 3081**

2 2 1

Sold Price **\$630,000** Sold Date **09-Jul-22**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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