

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 591 Waterdale Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$700,000 & \$770,000

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	32 Timor Pde HEIDELBERG WEST 3081	\$760,000	29/11/2023
2	589 Waterdale Rd HEIDELBERG WEST 3081	\$687,000	20/04/2024
3	193 Southern Rd HEIDELBERG WEST 3081	\$675,000	21/02/2024

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: 14/05/2024 10:56



Property Type: House
Land Size: 568 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 March quarter 2024: \$770,000

Comparable Properties



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



589 Waterdale Rd HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$687,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 586 sqm approx

193 Southern Rd HEIDELBERG WEST 3081 (VG)

Agent Comments



Price: \$675,000
Method: Sale
Date: 21/02/2024
Property Type: House (Res)
Land Size: 591 sqm approx

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