Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$770,000	Pro	perty 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

Add	dress 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 comparableproperties 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)

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



589 Waterdale Rd HEIDELBERG WEST 3081

(REI)

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Price: \$687,000 Method: Auction Sale Date: 20/04/2024

Property Type: House (Res) **Land Size:** 586 sqm approx

Agent Comments

193 Southern Rd HEIDELBERG WEST 3081

(VG)

(1-5) |----| 3





Price: \$675,000 Method: Sale Date: 21/02/2024

Property Type: House (Res) **Land Size:** 591 sqm approx

Agent Comments

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





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