

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 g03/452 Waterdale Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$740,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/07/2023 to 30/09/2023 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	3/54 Swanston St HEIDELBERG HEIGHTS 3081	\$450,000	30/06/2023
2	21/15 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$435,000	31/05/2023
3	101/254 Bell St HEIDELBERG HEIGHTS 3081	\$370,000	19/08/2023

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: 16/10/2023 10:32



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

September quarter 2023: \$740,000

AGENTSPECIALIST
Adri Garcia

Comparable Properties



**3/54 Swanston St HEIDELBERG HEIGHTS
3081 (REI/VG)**

Agent Comments

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Price: \$450,000

Method: Private Sale

Date: 30/06/2023

Property Type: Apartment



**21/15 Mcewan Rd HEIDELBERG HEIGHTS
3081 (REI/VG)**

Agent Comments

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Price: \$435,000

Method: Private Sale

Date: 31/05/2023

Rooms: 3

Property Type: Apartment

**101/254 Bell St HEIDELBERG HEIGHTS 3081
(REI)**

Agent Comments

 2  1  1

Price: \$370,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Apartment

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