

# 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	245 Liberty Parade, Heidelberg West Vic 3081
Including suburb and	
postcode	

#### Indicative selling price

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

g	Range between	\$800,000	&	\$850,000
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#### Median sale price

Median price	\$705,000	Hou	ıse	Х	Unit			Suburb	Heidelberg West
Period - From	01/04/2017	to	30/	06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	25 Mulberry Pde HEIDELBERG WEST 3081	\$855,000	08/04/2017
2	1 Goodenough Ct HEIDELBERG WEST 3081	\$830,000	04/03/2017
3	1 Normanby Ct HEIDELBERG WEST 3081	\$810,000	22/04/2017

## 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.









**=** 3 **=** 1 **=** 3

Rooms: 8

**Property Type:** House (Res) **Land Size:** 601 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 Median House Price June quarter 2017: \$705,000

# Comparable Properties



25 Mulberry Pde HEIDELBERG WEST 3081

(REI)

**-**3

**6** 2

Price: \$855,000 Method: Auction Sale Date: 08/04/2017

Rooms: 5

**Property Type:** House (Res) **Land Size:** 668 sqm approx

Agent Comments

**Agent Comments** 

1 Goodenough Ct HEIDELBERG WEST 3081

(REI)

**--**3





Price: \$830,000 Method: Auction Sale Date: 04/03/2017

Rooms: -

**Property Type:** House **Land Size:** 643 sgm approx

1 Normanby Ct HEIDELBERG WEST 3081

(REI)

**-**3

**-**

Price: \$810,000 Method: Auction Sale Date: 22/04/2017 Rooms: 5

**Property Type:** House (Res) **Land Size:** 647 sqm approx

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments