

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

Single Price \$489,000

Median sale price

Median price \$691,500 Property Type Apartment Suburb Heidelberg Heights (3081)

Period - From 09/08/2020 to 09/08/2021 Source Pricfinder

Comparable property sales

A These are two 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
12/24 MILLER STREET, HEIDELBERG HEIGHTS VIC 3081	\$475,000	18/07/2021
452 WATERDALE ROAD, HEIDELBERG HEIGHTS VIC 3081	\$455,000	07/05/2021

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: 09/08/2021