

STATEMENT OF INFORMATION

2/24 DERNA ST, HEIDELBERG WEST, VIC 3081 PREPARED BY ROBERT LE, WILLIAM HUXLEY PTY LTD, PHONE: 0409 877 851

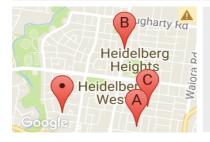
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

WILLIAM HUXLEY



MEDIAN SALE PRICE



HEIDELBERG WEST, VIC, 3081

Suburb Median Sale Price (House)

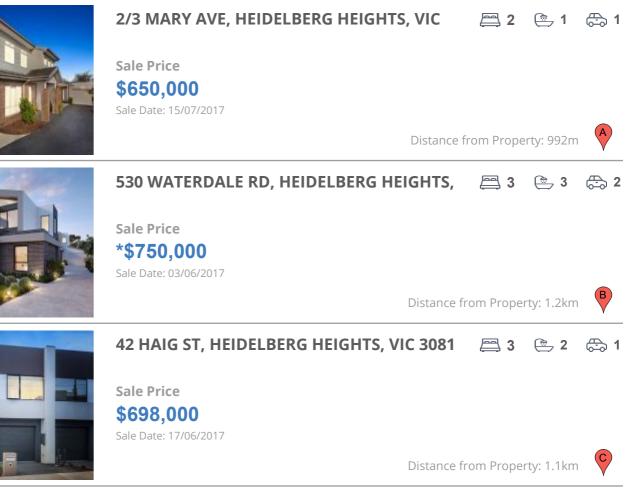
\$730,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 14/03/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and 2/24 DERNA ST, HEIDELBERG WEST, VIC 3081 postcode

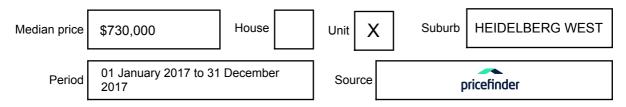
Indicative selling price

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

Single Price:

\$685,000

Median sale price



Comparable property sales

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
2/3 MARY AVE, HEIDELBERG HEIGHTS, VIC 3081	\$650,000	15/07/2017
530 WATERDALE RD, HEIDELBERG HEIGHTS, VIC 3081	*\$750,000	03/06/2017
42 HAIG ST, HEIDELBERG HEIGHTS, VIC 3081	\$698,000	17/06/2017