

# 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



**2/24 DERNA ST, HEIDELBERG WEST, VIC**

 3  2  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$685,000**

Provided by: Robert Le, William Huxley Pty Ltd

## MEDIAN SALE PRICE



**HEIDELBERG WEST, VIC, 3081**

Suburb Median Sale Price (House)

**\$730,000**

01 January 2017 to 31 December 2017

Provided by: 

## 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.



**2/3 MARY AVE, HEIDELBERG HEIGHTS, VIC**

 2  1  1

Sale Price

**\$650,000**

Sale Date: 15/07/2017

Distance from Property: 992m



**530 WATERDALE RD, HEIDELBERG HEIGHTS,**

 3  3  2

Sale Price

**\*\$750,000**

Sale Date: 03/06/2017

Distance from Property: 1.2km



**42 HAIG ST, HEIDELBERG HEIGHTS, VIC 3081**

 3  2  1

Sale Price

**\$698,000**

Sale Date: 17/06/2017

Distance from Property: 1.1km



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

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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  
postcode

2/24 DERNA ST, HEIDELBERG WEST, VIC 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$685,000

### Median sale price

Median price

\$730,000

House

Unit

X

Suburb

HEIDELBERG WEST

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### 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