

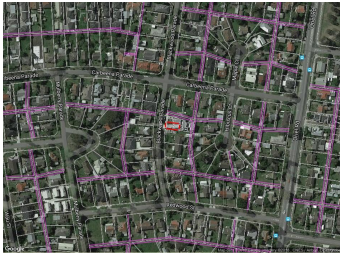
STATEMENT OF INFORMATION

1/10 BLACKWOOD PARADE, 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



1/10 BLACKWOOD PARADE, HEIDELBERG   -  -

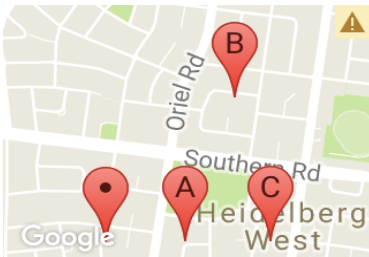
Indicative Selling Price

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

Price Range: **\$630,000 to \$690,000**

Provided by: Robert Le, William Huxley Pty Ltd

MEDIAN SALE PRICE



HEIDELBERG WEST, VIC, 3081

Suburb Median Sale Price (Unit)

\$480,000

01 April 2017 to 31 March 2018

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.



51 MOROTAI PDE, HEIDELBERG WEST, VIC

Sale Price

****\$708,000**

Sale Date: 07/02/2018

Distance from Property: 258m



1/7 NORTH CRES, HEIDELBERG WEST, VIC

Sale Price

***\$647,000**

Sale Date: 07/04/2018

Distance from Property: 673m



7/455 WATERDALE RD, HEIDELBERG

Sale Price

\$616,000

Sale Date: 12/08/2017

Distance from Property: 539m



This report has been compiled on 10/04/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

1/10 BLACKWOOD PARADE, HEIDELBERG WEST, VIC 3081

Indicative selling price

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

Price Range: \$630,000 to \$690,000

Median sale price

Median price

\$480,000

House

Unit

X

Suburb

HEIDELBERG WEST

Period

01 April 2017 to 31 March 2018

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
51 MOROTAI PDE, HEIDELBERG WEST, VIC 3081	**\$708,000	07/02/2018
1/7 NORTH CRES, HEIDELBERG WEST, VIC 3081	*\$647,000	07/04/2018
7/455 WATERDALE RD, HEIDELBERG WEST, VIC 3081	\$616,000	12/08/2017