

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 560 Waterdale Road, Heidelberg Heights Vic 3081 Including suburb and postcode

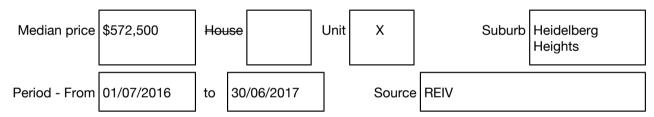
#### Indicative selling price

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

Range between \$450,000

&

#### Median sale price



\$495.000

#### 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.

Address of comparable property		Price	Date of sale
1	4/8 Bardia St HEIDELBERG WEST 3081	\$520,000	05/08/2017
2	4/21 Carbeena Pde HEIDELBERG WEST 3081	\$520,000	03/04/2017
3	7/459 Waterdale Rd HEIDELBERG WEST 3081	\$463,000	12/08/2017

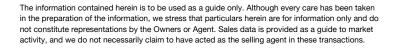
OR

**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.

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propertydata

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Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$450,000 - \$495,000 Median Unit Price Year ending June 2017: \$572,500

## **Comparable Properties**





7/459 Waterdale Rd HEIDELBERG WEST 3081 Agent Comments (REI)



Price: \$463,000 Method: Auction Sale Date: 12/08/2017 Rooms: 4 Property Type: Unit Land Size: 90 sqm approx

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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.



