

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 42 CARBEENA PARADE, HEIDELBERG

 2  1  1

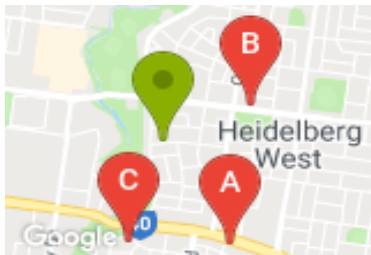
#### Indicative Selling Price

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

Price Range: **\$580,000 to \$610,000**

Provided by: Robert Le, William Huxley Pty Ltd

## MEDIAN SALE PRICE



### HEIDELBERG WEST, VIC, 3081

Suburb Median Sale Price (Unit)

**\$532,000**

01 July 2017 to 30 June 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.



### 309 BELL ST, BELLFIELD, VIC 3081

 2  2  1

Sale Price

**\*\*\$619,000**

Sale Date: 28/06/2018

Distance from Property: 854m



### 140 SOUTHERN RD, HEIDELBERG WEST, VIC

 2  2  1

Sale Price

**\*\*\$500,000**

Sale Date: 12/05/2018

Distance from Property: 624m



### 2/37 WILKINSON CRES, BELLFIELD, VIC 3081

 2  1  1

Sale Price

**\*\$660,000**

Sale Date: 05/05/2018

Distance from Property: 766m



This report has been compiled on 20/07/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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  
postcode

42 CARBEENA PARADE, HEIDELBERG WEST, VIC

### Indicative selling price

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

Price Range: \$580,000 to \$610,000

### Median sale price

Median price

\$532,000

House

Unit

X

Suburb

HEIDELBERG WEST

Period

01 July 2017 to 30 June 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
309 BELL ST, BELLFIELD, VIC 3081	**\$619,000	28/06/2018
140 SOUTHERN RD, HEIDELBERG WEST, VIC 3081	**\$500,000	12/05/2018
2/37 WILKINSON CRES, BELLFIELD, VIC 3081	*\$660,000	05/05/2018